

UDZO Matrix

University Area Planning Overlay (UAPO) (Existing)	University District Plan (UDP) Recommendation	Proposed University District Zoning Overlay (UDZO)
3372.500 - Incorporation. Pursuant to C.C. 3372.01 the university planning overlay development standards, enacted by Ordinance No. 1216-87, are hereby incorporated into the Zoning Code to implement community directions, the council-approved plan for this special area, and modified to implement the University District Planning Study, report to city council, dated February 28, 1991.	N/A	N/A Comments: Superseded by University District Plan design guidelines and the code standards found
3372.501 - Purpose. The university planning overlay superimposed development standards over those contained in the various zoning districts within a unique part of the city, the university commission area, to protect the quality of that area. Later deficiencies were identified and modifications offered in the study. This subchapter implements those standards, modifications and guidelines and facilitates understanding, compliance and enforcement of them to achieve the following purposes: A. Preserve, stabilize and improve neighborhoods throughout the university area. B. Encourage diversity of population as important to the preservation of the university area by providing housing opportunities for a variety of lifestyles and ownership patterns. C. Promote the use of original contributing buildings in the university impact district. D. Improve the physical appearance of the university area. E. Address the high density of the university impact district by development standards and guidelines to improve parking availability, refuse storage capacity, open space provisions, and compatibility of new construction with existing dwellings. F. Promote the unique cultural and architectural character of the university area for the enjoyment of residents and visitors alike. G. Protect public investment in the Ohio State University through higher development standards and guidelines in the university impact district.	Page 41: Guiding Principles 1. Highest densities in the form of mixed use buildings should be focused on High Street between Fifth Avenue and Lane Avenue, and Lane Avenue west of High Street. Higher densities in these areas ensure that future development strengthens neighborhood retail and the walkable, transit supportive nature of the area. Focusing density in these areas also reduces development pressure in areas where lower densities are preferred and recommended. 2. The University District should include a mix of land uses in specific corridors, including a variety of housing types, neighborhood-based retail, offices and other businesses 3. People should be able to get around by walking, car, transit, and bicycle. The development pattern should continue to be walkable and support transit use. 4. Parking should not dominate the built environment. Parking needs should be balanced with the need to preserve and enhance the walkable nature of the area, as well as preserve the building stock. 5. The University District should strive to be a sustainable community and utilize green building practices. 6. Natural resources should be conserved and restored. Connections should be strengthened and sought between existing natural areas, parks, and open space in order to increase access. 7. Design guidelines should be used to shape new development that is compatible with the given neighborhood.	Purpose The University District Zoning Overlay (UDZO) includes development standards that address the unique nature of the University District and serve to implement policies from the University District Plan (2015) and previous planning efforts and studies. Guiding principles include the following: A. Preserve, stabilize and improve neighborhoods throughout the university area. B. Encourage a mix of land uses and variety of housing options to accommodate a diverse population. C. Promote the use of original contributing buildings in the University Impact District. D. Improve the physical appearance of the University District. E. Focus highest density housing on the area’s primary corridors closest to the Ohio State University to strengthen neighborhood retail and the walkable, transit supportive nature of the area, and reduce development pressure in areas where lower densities are preferred. F. Balance parking needs with the need to preserve and enhance the walkable nature of the area and preserve the building stock. G. Protect public investment in the Ohio State University through higher development standards and guidelines in the University Impact District. Comments: Updated to reflect the University District Plan.

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Definitions and Boundaries		
3372.502 - Definitions. Several definitions, including: "Average cornice/eave height" means the result obtained by adding the existing cornice or eave heights, as measured from the respective finished grade line, of each principal residentially zoned and used building on each of five contiguous lots on each side of the subject lot on the same side of the street (disregarding any intersecting right-of-way 60 feet or less) and having frontage on the same street; then dividing the sum by the number of buildings measured. For calculation purposes, the cornice/eave height for a mansard-type roof or other double-pitched roof shall be the point where the roof pitch changes.	N/A	"Average cornice/eave height" means the result obtained by adding the existing cornice or eave heights, as measured from the respective finished grade line, of each principal residentially zoned and used building on each of five contiguous lots on each side of the subject lot on the same side of the street (disregarding any intersecting right-of-way 60 feet or less) and having frontage on the same street; then dividing the sum by the number of buildings measured. For calculation purposes, the cornice/eave height for a mansard-type roof or other double-pitched roof shall be the point where the roof-pitch changes. <u>Note: See also height standards within the Neighborhood Mixed Use (NMX) and Regional Mixed Use (RMX) subdistrict sections of this chapter.</u>
"Calculated floor area" means the gross floor area of all spaces, including attics, basements, cellars and crawl spaces, with a floor to ceiling height of six feet or more. Spaces and areas not included are: (1) a space obstructed by structural members, such as roof trusses; (2) the basement of an original contributing building being substantially rehabilitated, unless such space is designed or intended to be inhabited; (3) an open, covered or enclosed exterior or interior stairway (a stairway includes steps, landings, and 12 square feet of floor area per floor), lift, or other means of access from one story to another; (4) a garage or accessory building; and (5) any nonenclosed space outside the exterior walls such as, but not limited to, a porch (including screened), terrace, balcony, walkway, or deck.	Page 40: Floor Area Ratio FAR calculations should be based on all finished interior space, regardless of use. This includes stairways, hallways, etc. Basement and attic spaces that are finished per code should also be included.	"Calculated floor area" means the gross floor area of all spaces, including attics, basements, cellars and crawl spaces, with a floor to ceiling height of six feet or more. Spaces and areas not included are: (1) a space obstructed by structural members, such as roof trusses; (2) the basement of an original contributing building being substantially rehabilitated, unless such space is designed or intended to be inhabited; (3) an open, covered or enclosed exterior or interior stairway (a stairway includes steps, landings, and 12 square feet of floor area per floor), lift, or other means of access from one story to another; (4) a garage or accessory building; and (5) any non-enclosed space outside the exterior walls such as, but not limited to, a porch (including screened), terrace, balcony, walkway, or deck. <u>Note: See also Floor Area Ratio standards within the Neighborhood Mixed Use (NMX) and Regional Mixed Use (RMX) subdistrict sections of this chapter.</u>
"Contributing building" means a building determined by the review board to exhibit the architectural elements and/or lot position common to the original neigh-borhood character of the area, arranged in relationships reflective of that character. Although typically found in buildings built before 1950, elements of this neighborhood character may be found in successive generation buildings built to the standards of this overlay. The university neighborhood is characterized by, but not limited to: solid square building mass, two and one-half story buildings with raised first floor, ground floor porch, facade present with porch subordinate, narrow vertical windows, predominately brick material, high roof pitch with dormers and chimneys, main entry from the street, and uniform setbacks.	N/A	"Contributing building" means a building determined to exhibit the architectural elements and/or lot position common to the original neighborhood character of the area, arranged in relationships reflective of that character. Although typically found in buildings built before 1950, elements of this neighborhood character may be found in successive generation buildings built to the standards of this overlay Determination of contributing status within the University Impact District is made by the University Impact District Review Board. Determination of contributing status outside the University Impact District is made by staff in consultation with the Historic Preservation Officer.

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"Floor area ratio" means the proportion between the floor area of a building(s) and its lot area. Floor area ratio is calculated by dividing the total calculated floor area by the lot area. No portion of any right-of-way shall be considered as part of the lot area.	Page 40: Floor Area Ratio FAR calculations should be based on all finished interior space, regardless of use. This includes stairways, hallways, etc. Basement and attic spaces that are finished per code should also be included.	"Floor area ratio" means the proportion between the floor area of a building(s) and its lot area. Floor area ratio is calculated by dividing the total calculated floor area by the lot area. No portion of any right-of-way shall be considered as part of the lot area. <u>Note: See also Floor Area Ratio standards within the Neighborhood Mixed Use (NMX) and Regional Mixed Use (RMX) subdistrict sections of this chapter.</u> <i>From Floor Area Ratio standards within the NMX & RMX subdistrict section</i> A. Floor Area Ratio defined. Floor area ratio (FAR) is a measure of intensity of development. FAR compares the floor area of a building to the area of the lot on which the building is located. The accompanying diagram illustrates how FAR works. It does this using an FAR of “1.0” and shows three simple ways that a 1.0 FAR might be reached: one story covering the entire lot, two stories covering half of the lot, or four stories covering a quarter of the lot—all result in the same FAR. B. FAR Calculation Method. Within the Neighborhood Mixed Use and Regional Mixed Use Subdistricts, FAR will be calculated using all interior space, regardless of use. This includes interior stairways, hallways, etc. Basement and attic spaces that are finished for habitation will also be included. Structured parking does not count towards FAR minimums or maximums. Note: a different FAR calculation method applies within the residential zoning districts of the University District Zoning Overlay as described in section ____. Comments: <ul style="list-style-type: none">– References included referring to floor area ratio and height standards within the neighborhood mixed use and regional mixed use sections of this code.– Contributing building definition updated.– “Original contributing building” definition deleted.
"Original contributing building" means a contributing building that is the	N/A	"Original contributing building" means a contributing building that is the

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first building to have been built on the originally-platted lot. Most original buildings were built prior to 1950.		first building to have been built on the originally-platted lot. Most original buildings were built prior to 1950.
3372.503 - University area. The university area planning overlay applies to the university area, which means the university commission area as bounded in C.C. 3111.07.	Page 9: Planning Area The University District planning area lies approximately 2 miles directly north of downtown Columbus. The planning area shares a boundary with the University Area Commission (UAC), the codified body that advises the city on development related matters.	University District Zoning Overlay (UDZO) Boundary The University District Zoning Overlay applies to the University District, which is bounded on the north by the centerline of Glen Echo Ravine; on the east by the centerline of the right-of-way of the first railroad east of North Fourth Street; on the south by the centerline of East Fifth Avenue; and on the west by the Olentangy River, each line extended as necessary so as to intersect with adjacent boundaries. The boundaries of the University District Zoning Overlay, as indicated in this chapter and depicted on Exhibit ____ shall be indicated on the Official Zoning Map. Comments: Clarifies boundary, adds exhibit – see map at end of document.
3372.504 - University impact district. See page 26 of the UDP for a map showing existing impact district boundary:	Page 81: University Area Review Board Boundary and Scope ... the UARB has review authority within the Impact District. This area covers the non-university portion of High Street and some of the most densely populated areas east and south of campus. There is ongoing interest among community representatives in expanding the geographic scope of the UARB’s design review authority to cover the entire district. Further discussion regarding this topic is recommended. Any discussion with the community about expanding the UARB’s boundary should include consideration of the following issues: geographic scope of expansion, composition of review board, items requiring review, availability of staff resources, impacts of new plan on development review apart from the UARB, and property owner support. A decision to move forward with changes to the UARB boundary, scope of authority or composition would require a public review and adoption process. This would involve property owner mailings, stakeholder review, meetings with community organizations, and formal consideration by the UARB, UAC and Columbus Development Commission. Adoption by City Council is required before any changes become effective.”	University Impact District (UID) Boundary A portion of the University District Zoning Overlay is designated as the University Impact District (UID). All parcels or portions thereof within the impact district are subject to design review as outlined in subsequent sections of this chapter. The University Impact District is depicted on Exhibit __ and further described as follows: <i>(boundary description omitted from this document – see draft code for full text)</i> Comments: Boundary unchanged. Introductory language updated. Exhibit added. See map at end of draft code.

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3372.505 - F.A.R. subarea. An F.A.R. subarea is a specific area within an apartment-residential district that is regulated by a floor area ratio to ensure compatibility of development and an appropriate density based upon its proximity to the Ohio State University. F.A.R. subareas are:	Page 42-43: Land Use Plan UDP Land Use Plan provides FAR Recommendations for the entire District. (See page 26 of the UDP for a map showing F.A.R. Subareas 1 and 2)	Residential Floor Area Ratio (FAR) Subarea Boundaries A Residential FAR subarea is a specific area within an apartment-residential zoning district of the University District Zoning Overlay that is regulated by a floor area ratio to ensure compatibility of development and an appropriate density based upon its proximity to the Ohio State University. Residential FAR subareas are depicted on Exhibit __ and further described as follows: <i>(boundary description omitted from this document – see draft code for full text)</i> Comments: No change to text, exhibit added. See map at end of draft code.
N/A	Page 42-43: Land Use Plan	Neighborhood Mixed Use Subdistrict (NMX) Boundary A portion of the University District Zoning Overlay is designated as the Neighborhood Mixed Use subdistrict (NMX). All parcels or portions thereof within this subdistrict are subject to the standards and provisions outlined in subsequent sections of this code. The Neighborhood Mixed Use subdistrict is depicted on Exhibit __ and further described as follows: <i>(boundary description omitted from this document – see draft code for full text)</i> Comments: New section. Exhibit added. See map at end of draft code.
N/A	Page 42-43: Land Use Plan	Regional Mixed Use Subdistrict (RMX) Boundary A portion of the University District Zoning Overlay is designated as the Regional Mixed Use subdistrict (RMX). All parcels or portions thereof within this subdistrict are subject to the standards and provisions outlined in subsequent sections of this code. The Regional Mixed Use subdistrict is depicted on Exhibit __ and further described as follows: <i>(boundary description omitted from this document – see draft code for full text)</i> Comments: New section. Exhibit added. See map at end of draft code.

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3372.506 - Zoning map. The boundaries of the University Area Planning Overlay, as indicated in this sub-chapter and initially contained in Ordinance 1216-87, including all subsequent amendments, shall be indicated on the Official Zoning Map.	Page 9: Planning Area The University District planning area lies approximately 2 miles directly north of downtown Columbus. The planning area shares a boundary with the University Area Commission (UAC), the codified body that advises the city on development related matters.	Zoning Map The boundaries of the University District Zoning Overlay, as indicated in this chapter, shall be indicated on the Official Zoning Map. Comments: simplified text.
<i>From the Urban Commercial Overlay</i> 3372.603 The standards contained in the overlay are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific overlay standard is imposed, it is to be followed in lieu of a general provision of the Zoning Code: where the overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this overlay are deemed more restrictive.	N/A	General Application The standards contained in this zoning overlay are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific zoning overlay standard is imposed, it is to be followed in lieu of a general provision of the Zoning Code: where the zoning overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this zoning overlay are deemed more restrictive Comments: UCO language applied generally.
3372.507 - Submission of calculations. All calculations and documentation necessary to show conformance with applicable standards and guidelines of this subchapter shall be submitted to the department with the permit application. When optional standards are available, the applicant shall indicate which option is used. When applicant determines the building line by using the average setback of adjacent buildings, the setback and building and porch footprint of said buildings shall be shown on the site plan. With the exception of single-family dwellings, all calculations and documentation necessary to show conformance with applicable standards and guidelines of this subchapter shall be certified as to their accuracy by an Ohio-registered architect or engineer.	N/A	Submission and Method of Calculations A. All calculations and documentation necessary to show conformance with applicable standards and guidelines of this subchapter shall be submitted to the department with the permit application. When optional standards are available, the applicant shall indicate which option is used. When applicant determines the building line by using the average setback of adjacent buildings, the setback and building and porch footprint of said buildings shall be shown on the site plan. With the exception of single-family dwellings, all calculations and documentation necessary to show conformance with applicable standards and guidelines of this subchapter shall be certified as to their accuracy by an Ohio-registered architect or engineer.

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		Comments: No change to text
3372.508 - Method of calculation. In all mathematical calculations, resultant fractions of less than one-half shall be rounded to the nearest integer. Fractions of one-half or more shall be rounded to the next higher integer. Except that in computing the number of dwelling units permitted, a resultant fraction shall be ignored.	N/A	Submission and Method of Calculations B. In all mathematical calculations, resultant fractions of less than one-half shall be rounded to the nearest integer. Fractions of one-half or more shall be rounded to the next higher integer. Except that in computing the number of dwelling units permitted, a resultant fraction shall be ignored. Comments: No change to text
University Impact District Review Board (UIDRB) – currently the UARB		
3372.580 - University Area review board (A) Creation, Members, and Term. Established by Ordinance 2054-92, the University Area review board, hereafter referred to as the review board, shall consist of seven members appointed by the mayor to serve without compensation. Council recommends that appointments to the review board include: three registered architects designated by the American Institute of Architects; one designee of the Columbus apartment association who owns property within the impact district; one designee of the University community business association who is a merchant or owner of a retail business or property within the impact district; one designee of the University Area commission; and after consultation with each of the above organizations, one at-large member, who may include one engaged in the livelihood of architectural design, history, or preservation; construction; property management; or real estate. The term of membership shall be for three years, except for the initial terms of one year for two members and two years for another two members. A vacancy shall be filled in the same manner as the original appointment was made.	Page 81: University Area Review Board Boundary and Scope Any discussion with the community about expanding the UARB’s boundary should include consideration of the following issues: geographic scope of expansion, <u>composition of review board</u> , items requiring review, availability of staff resources, impacts of new plan on development review apart from the UARB, and property owner support.	Creation, Members, and Term Established by Ordinance 2054-92 as the University Area Review Board, and subsequently renamed in 2016 by Ordinance _____ to the University Impact District Review Board, hereafter referred to as the review board, shall consist of seven members appointed by the mayor and confirmed by city council. The composition of the review board shall include: three registered architects selected in consultation with the American Institute of Architects; one representative of the Columbus Apartment Association; one representative of the University Community Business Association; one representative of the University Area Commission; and one at-large member, who may reside within the University District or is engaged in the livelihood of architectural design, history, or preservation; construction; property management; or real estate. Members serve staggered three (3) year terms. A vacancy shall be filled in the same manner as the original appointment was made. Comments: <ul style="list-style-type: none">Creation, Members and Term section updated to allow more flexibility in appointments.Added clarification that board previously was named UARB

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<p>3372.580 - University Area review board</p> <p>(B) Organizations rules of procedure, and meetings. the review board shall meet and organize by the electing officers, adopting rules of procedure, and providing for regular and special meetings. A quorum of four members is necessary for official action. The review board shall hold regularly scheduled meetings and may call for special meetings. All meetings shall be open to the public and notice of scheduled meetings published in the City Bulletin. The department shall staff the meetings and maintain a record of the proceedings.</p>	N/A	<p>Rules of Procedure</p> <p>Annually, the review board shall elect a chair and vice-chair. Also annually, the review board shall adopt/readopt rules of procedure (by-laws) providing for regular and special meetings. A majority of the appointed members shall constitute a quorum for the purpose of conducting business and a motion can only pass when approved by a majority of those present. All review board meetings shall be open to the public. A record of proceedings shall be maintained, available for inspection. Notice of all regular meetings, special and rescheduled review board meetings shall be published in the city bulletin and or newspaper of general circulation as outlined in the bylaws.</p> <p>Comments:</p> <ul style="list-style-type: none">– Rules of procedure language clarified for more regular updates.– Modifies motion approval for COA application to simple majority of quorum, consistent with other commissions and boards.
<p>3372.580 - University Area review board</p> <p>(C) Duties. The duties of the review board are:</p> <p>(1) To preserve, protect and enhance the urban environment and neighborhood characteristics of the University Area;</p> <p>(2) To hear, decide, and take action on all applications for a certificate of zoning clearance and applicable permits or registrations, and when appropriate, issue a certificate of approval thereon;</p> <p>(3) To review applications for a zoning change, variance, or special permit that may cause a stated guideline to apply and to forward comments to the appropriate decision-making body; and</p> <p>(4) To develop and promulgate guidelines pertaining to compatibility and appearance as necessary to clarify development objectives and</p>	N/A	<p>Duties</p> <p>The duties of the review board are:</p> <p>A. To preserve, protect and enhance the urban environment and neighborhood characteristics of the University District;</p> <p>B. To hear, decide, and take action on applications for certificates of approval. The review board shall conduct such review for any projects requiring a certificate of approval as provided in Section ____/ ____.</p> <p>C. To review applications for a zoning change, variance, or special permit that may cause a stated guideline to apply and to forward comments to the appropriate decision-making body; and</p> <p>D. To develop and promulgate guidelines pertaining to compatibility</p>

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enhance the development guidelines herein.		and appearance as necessary to clarify development objectives and enhance the development guidelines herein. Comments: Duties section updated to clarify COA review.
3372.580 - University Area review board (D) Jurisdiction. The review jurisdiction of the review board applies to all properties within the impact district.	Page 35: The UARB has design review authority over 515 acres under the Impact District and additional standards are applied to minimize impact of denser development, graphics control and other requirements.	Jurisdiction The review jurisdiction of the review board applies to all properties within the University Impact District (UID). Comments: Jurisdiction section unchanged
3372.581 - Certificate of approval. (A) Required. Within the impact district, no person shall undertake any work, including the construction or exterior alteration of a building or structure, a change on or to the site, and the installation of a graphic or curb cut, that requires a certificate of zoning clearance, registration certificate, building permit, or installation permit without first obtaining a certificate of approval from the review board. A certificate of approval is not required for the razing of a building or for normal exterior maintenance or repair work that does not result in a change in material, design, dimensions, shape, or arrangement.	N/A	Certificate of Approval A. When required. Within the University Impact District (UID), no person shall undertake any work, including the construction or exterior alteration of a building or structure, a change on or to the site, and the installation of a graphic or curb cut, that requires a certificate of zoning clearance, registration certificate, building permit, or installation permit without first obtaining a certificate of approval from the review board. A certificate of approval is not required for the razing of a building or for normal exterior maintenance or repair work that does not result in a change in material, design, dimensions, shape, or arrangement. Note: Approval by the department of public service is required for encroachments and access points into the public right-of-way. A certificate of approval for these actions does not constitute city approval. Comments: Section A modified to include note regarding right-of-way access and encroachment.
3372.581 - Certificate of approval. (B) Application, review, and delegation of authority. To be heard at a regularly scheduled meeting of the review board, a complete application for a certificate of approval must be submitted to the department at least ten days prior to the meeting. The application must indicate	N/A	Certificate of Approval B. Application Procedures. 1. Any person seeking a certificate of approval in University Impact District (UID) shall file an application with review

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compliance with all applicable zoning and building code standards and/or include a statement of hardship if seeking a variance. Upon presentation of the application to the review board by the applicant or his representative, the review board will decide if the proposed application is in compliance with the guidelines in accordance with principles of good design.		<p>board staff using the City’s application form prepared for such use. Applications must be accompanied by required support materials, such as site plans, elevations and other information intended to describe the proposal. Review board staff will maintain submission requirements, including deadlines, prepared in consultation with the review board.</p> <ol style="list-style-type: none">2. Applications shall include explanation of any variances necessitated by the proposed design.3. The review board shall consider complete applications submitted by the established deadline at the next regularly scheduled meeting.4. Applicants may request that the review board consider a conceptual proposal for which no certificate of approval is sought and no official action is taken.5. At the public meeting, the review board shall approve, approve with conditions or deny the application. Applicants may also request that the application be tabled until a future meeting.6. A certificate of approval is valid for one year from the date of issuance, unless other limits are stated as a condition of the certificate. <p>Comments: Section B spells out application process.</p>
3372.581 - Certificate of approval. (C) Issuance. Following a determination that the objectives and intent of all applicable guidelines herein, and any subsequent guidelines, are met in accordance with the provisions herein, the review board will issue a certificate of approval. A motion to approve a certificate of approval application must receive four affirmative votes to pass. A certificate of approval is valid for one year from the date of issuance, unless other limits are stated as a condition of the certificate.	N/A	<p>Certificate of Approval</p> <p>C. Basis of review and issuance. The review board shall hear and decide applications for certificate of approval. A certificate of approval is issued by the review board stating that the proposal is in compliance with the standards of this code and consistent with the design guidelines as outlined in this chapter and approved by city council. Project review may include preliminary consideration or conceptual or interim proposals. Design review shall be based on the following considerations:</p> <ol style="list-style-type: none">1. Provisions and standards of this code.2. Design guidelines as referenced in section ____.3. Other code and regulatory requirements as may be

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		<p>applicable.</p> <p>Comments: Section C outlines the review and issuance of Certificates of Appropriateness.</p>
<p>3372.581 - Certificate of approval. (B) Application, review, and delegation of authority.</p> <p>However, by a unanimous affirmative vote, the review board may delegate its authority to the director or his/her designee to issue certificates of approval for:</p> <p>(a) projects which fully comply with the guidelines herein, and any subsequent guidelines; or</p> <p>(b) for items and designs previously reviewed and judged appropriate by the review board or its predecessor. This provision shall not be so construed that previously approved project designs are automatically approved for any other application. The applicant always has the option to have his application reviewed by the review board.</p>	N/A	<p>Certificate of Approval</p> <p>D. Administrative Approvals. The review board may vote to delegate authority to review and approve certain actions or types of applications to staff. A certificate of approval shall be issued to the applicant upon such an administrative approval. Staff and/or the applicant shall have the option of referring any application to the review board. The review board shall adopt a list of the general categories for which administrative review is available. Staff shall report such approvals to the review board at its regularly scheduled meetings.</p> <p>Comments: Section D clarifies staff approval process.</p>
<p>3372.583 - Issuance of zoning clearance, registration, or permit. When a certificate of approval is required, a valid certificate must accompany an application for a certificate of zoning clearance, registration certificate, building permit, or installation permit before the department issues such certificate or permit.</p>	N/A	<p>Issuance of Zoning Clearance, Registration, or Permit</p> <p>When a certificate of approval is required, a valid certificate must accompany an application for a certificate or zoning clearance, registration certificate, building permit, or installation permit before the department issues such certificate or permit.</p> <p>Comments: Text unchanged</p>
<p>3372.584 - Zoning change, variance, or special permit. Within the impact district, an application for a zoning change, variance, or special permit that may cause a stated guideline to apply, as determined by the department, shall be reviewed by the review board prior to being heard by the approving body. The review board shall consider such application and forward any comments to the appropriate decision-making body.</p>	N/A	<p>Zoning Change, Variance, or Special Permit</p> <p>Within the University Impact District (UID), an application for a zoning change, variance, or special permit that may cause a stated guideline to apply, as determined by the department, shall be reviewed by the review board prior to being heard by the approving body. The review board shall consider such application and forward any comments to the appropriate decision-making body.</p> <p>Comments: Text unchanged</p>
<p>3372.581 - Certificate of approval. (C) Issuance.</p> <p>In the event of concurrent jurisdiction with the Historic Resources Commission (HRC), a certificate of appropriateness from the HRC is required before the review board considers the project for conformance</p>	N/A	<p>Columbus Register Listed Properties</p> <p>A number of historic properties and districts listed on the Columbus Register of Historic Places (Chapter 3117) are located within the University Impact District (UID). In addition to being subject to the provisions of this chapter, these sites fall under the jurisdiction of the historic resources commission (Chapter 3117). In such cases, review board action, including</p>

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with this subchapter.		administrative review of an application shall take place after review and action by the historic resources commission or historic preservation office in instances of administrative review. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review. Comments: Clarifies relationship between review board and the historic resources commission (HRC).
3372.582 - Appeal. Appeal of findings and determinations of the review board based on a claim of substantial economic hardship may be taken to the board of commission appeals. Appeal for any reason other than substantial economic hardship may be made to the courts.	N/A	Appeals A. Appeals of Staff Decisions. Within 10 calendar days of a decision by the city staff regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Review Board. B. Appeals of Review Board Decisions. Within 10 calendar days of a decision by the Review Board regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Board of Commission Appeals, as provided for in Chapter 3118. Comments: Expands and clarifies appeal section.
3372.585 - Development and design guidelines. To further the objective of compatible development within the impact district, an application for a certificate of approval is subject to and evaluated upon the guidelines herein and any amplifications thereto adopted by the review board. Though the following guidelines assist the applicant and the review board to arrive at an appropriate proposal, they may not address or be applicable to every situation, and therefore, special circumstances may suggest variations that could yield an equally compatible project. (3) General guidelines: (a) Context and Visual Compatibility. A new building or any addition or alteration to an existing building shall be compatible and appropriate with its own integrity and with that of surrounding contributing buildings, public ways, and places to which it is visually related in terms of: placement, setback and orientation; scale, size and height; massing, proportions and shape; directional expression and alignment, rhythm of building spacing, rhythm of building shape, porches and other projections; relationship of solids to voids in facades; proportion of facade openings; and relationship of materials, texture and color. (b) Site Treatment. Consideration shall be given to the following elements regarding appropriateness and compatibility with the area:	Pages 54 – 75 Urban Design (University District Plan Design Guidelines)	Design Guidelines A. The design guidelines incorporated in Urban Design section of the City Council adopted University District Plan (2015), and any subsequent revisions or amendments thereto, serve as the design guidelines referenced in this chapter and are to be used by the review board and staff in reviewing applications for certificate of approval. The design guidelines are intended to serve as a flexible policy framework for decisions by the review board. B. From time to time, the design guidelines may require update. Notice shall be provided regarding the availability of proposed updates for public review. The notice shall include the time and place of any public hearings regarding the guidelines as well as a deadline for submission of public comment. Proposed updates shall also be submitted to the university area commission for their review. After incorporating any necessary revisions to the guidelines based on the public review process, the review board shall approve a final version, which shall be forwarded to the development commission and city council for their consideration. The update process is complete upon city council adoption.

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<p>setback and yards; lot coverage and outbuildings; parking; landscaping; outdoor space (e.g., patio, deck, or recreational area); walkway; fence or wall; refuse storage facility; lighting; and alleyscape. In addition, the following shall be considered:</p> <p>1. Where practical, significant site features should be respected and retained including, but not limited to, brick or stone walls, decorative stanchions, mature trees and existing landscaping features.</p> <p>2. Landscaping should include foundation plantings and appropriate grass or ground cover of yard areas. On corner lots, plantings are desirable along all portions of the foundation visible from the street.</p> <p>3. Front yard landscaping should include one tree of at least two and one-half inch caliper for every 50 feet of frontage or no less than one such tree per lot.</p> <p>4. Paved surfaces (e.g., concrete, brick, or stone) should be provided to accommodate pedestrian travel from public walkways and parking areas to the building.</p> <p>5. On-site parking should be designed and executed so as to upgrade both the appearance of the property and pedestrian and vehicular traffic safety in the immediate neighborhood.</p> <p>6. New curb cuts should not be constructed for properties that have access from an alley or other existing route or where characteristically inappropriate.</p> <p>7. Lights used to illuminate a parking lot should be selected and arranged so as to direct and reflect the light away from any adjacent property or public way.</p> <p>(c) Building. A new building or any addition or alteration to an existing building shall be compatible and appropriate with its own integrity and with that of surrounding contributing buildings, public ways, and places to which it is visually related in terms of: platform; body (e.g., shape, size, proportions, stories, or projections); roofs (e.g., cornice/eaves, dormers, or chimneys); porches; doors and entryways; fenestration; materials; ornamentation, trim and detailing; and other elements such as storm or screen doors and windows, skylights, awnings, mechanical equipment, mailboxes, and colors. In addition the following shall be considered:</p> <p>1. Elements of a non-habitable building, including, but not limited to, a garage, utility shed, porch, or exterior stair, should be compatible and/or consistent with the existing streetscape. A porch, including its roof and balustrade, should be in keeping with the residential character of the area.</p> <p>2. Building appurtenances and projections, including, but not limited to, a porch, stoop, bow or bay window, awning, exterior stair, light fixture, or signage, should be in scale with the total composition of the building</p>		<p>Comments: Updates to refer to University District Plan and clarifies update process. General guidelines in current overlay code eliminated.</p>

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itselfand the character of the area. 3. Generally an addition should meet the same guidelines as new construction, but should respond specifically to the building of which it is a part. An addition should not overpower the original building and should be added in an unobtrusive way. The connection of the addition to the original building should be designed so that it does not detract from either. 4. Nothing in these guidelines is intended to constrain handicapped accessibility. All lifts or ramps shall be designed with sensitivity to the building's design. (d) Graphics. A sign's design, size, location, material, lighting, and color should complement the building's design and reflect the nature ofthe surrounding area.		
Neighborhood Mixed Use (NMX) and Regional Mixed Use (RMX) Subdistrict Regulations		
N/A	Page 48: Neighborhood Mixed Use This classification is intended for corridors and nodes that support a mix of land uses, including retail, office, multifamily residential, and institutional. While the composition of uses may be similar to the Regional Mixed Use classification, these areas are less intense in nature. Hotels are not recommended in these corridors. While development geared to the pedestrian is the goal, auto-oriented commercial (e.g. gas stations with convenience stores) built to Urban Commercial Overlay design standards would be supported. Areas recommended include High Street north of Norwich Avenue; Hudson Street at Indianola Avenue, Summit Street, and Fourth Street; Fifth Avenue east of Highland; and smaller scattered sites that currently contain neighborhood-scale commercial development. A particular note is that the portion of High Street generally between Norwich and Tomkins should be a focus for preservation of existing buildings to maintain the existing development character (e.g. including a moderate intensity mix of uses, trees, etc.).	Purpose A. Neighborhood Mixed Use Subdistrict (NMX) This subdistrict is intended for pedestrian-oriented corridors and nodes that support a mix of land uses, including retail, office, multifamily residential, and institutional. While the composition of uses may be similar to the Regional Mixed Use subdistrict, these areas are less intense in nature. Note that the NMX subdistrict does not alter the underlying zoning district or permitted uses. Comments: Modified sections pulled from the University District Plan.
N/A	Page 50: Regional Mixed Use This classification is the highest level of intensity in the planning area. These corridors contain multiple land uses (in the same building or within the same block) and act as the planning area’s Main Street. Land uses within this classification include high density multifamily residential, retail, office uses, and institutional. Hotels, theaters and performance spaces are examples of larger-scale commercial uses appropriate for these areas. Retail should be walkable, but may include auto-oriented	Purpose B. Regional Mixed Use Subdistrict (RMX) This subdistrict represents the highest level of intensity within the University District Zoning Overlay. These pedestrian-oriented corridors contain multiple land uses (in the same building or within the same block) and act as the University District’s “Main Street”. Note that the RMX subdistrict does not alter the underlying zoning district or permitted uses.

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	commercial (e.g. gas stations with convenience stores) built to Urban Commercial Overlay design standards.	Comments: Modified sections pulled from the University District Plan.
<p><i>From the Urban Commercial Overlay</i></p> <p>3372.603 - Applicability and extent. The standards and requirements of the UCO apply as follows:</p> <p>A.This overlay applies to retail, restaurant, office or medical office uses. B.The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this overlay, except as applied to non-conforming buildings as provided in Section 3391.01 and except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building. C.The expansion of a principal building's gross floor area by up to 50 percent is subject to applicable provisions of C.C. 3372.605 and C.C. 3372.607 and the expansion of a principal building's gross floor area by more than 50 percent is subject to all standards and requirements of this overlay. D.The extension or expansion of a principal building toward a public street is subject to all applicable standards and requirements of this overlay. E.Exterior alteration of a primary building frontage is subject to C.C. Section 3372.605, items A, C, D, E, F, G, and H. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration. F.The parking standards in C.C. Section 3372.609 apply to existing buildings, additions, and new construction. G.The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Overlay standards do not apply to the re-striping or reconfiguration of existing parking lots. H.In architectural review commission districts properties are subject to C.C. Sections 3372.604, 3372.607, 3372.608 and 3372.609, and are not subject to Sections 3372.605 and C.C. 3372.606. Any standard or requirement of this overlay may be modified or waived by an architectural review commission for structures within that architectural review commission's given boundary. I.The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of this overlay.</p>	N/A	<p>Applicability and Extent – Applies to NMX & RMX Subdistricts</p> <p>The standards and requirements of the Neighborhood Mixed Use (NMX) and Regional Mixed Use (RMX) subdistricts within the University District Zoning Overlay apply as follows:</p> <p>A. The NMX and RMX subdistricts apply to all uses. B. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of the NMX and RMX subdistricts, except as applied to non-conforming buildings as provided in Section ____ and except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building. C. The expansion of a principal building's gross floor area by up to fifty percent (50%) is subject to applicable provisions of C.C. ____ and C.C. ____ and the expansion of a principal building's gross floor area by more than fifty percent (50%) is subject to all standards and requirements of the NMX and RMX subdistricts. D. The extension or expansion of a principal building toward a public street is subject to all applicable standards and requirements of the NMX and RMX subdistricts. E. Exterior alteration of a primary building frontage is subject to C.C. Section ____, items A, C, D, E, F, G, and H. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration. F. The parking standards in C.C. Section ____ apply to existing buildings, additions, and new construction. G. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. NMX and RMX subdistricts standards do not apply to the re-striping or reconfiguration of existing parking lots. H. The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of the NMX and RMX subdistricts. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of the NMX and RMX subdistricts and</p>

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Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of this overlay and are subject to Section 3381.08.		are subject to Section 3381.08. Comments: Modified language from the UCO
N/A	<p>Page 43: Land Use Plan</p> <div><div>Neighborhood Mixed Use</div><div><div>MIN</div><div>0.5</div><div>MAX</div></div><div><div>1.0</div><div>PLUS FAR BONUS*</div><div>Bonus only for High Street and 5th Avenue</div></div></div> <p>Notes: FAR standard would not apply to structured parking, thereby incentivizing construction of garages in the Regional Mixed Use area.</p> <p>*Far bonus: up to a 0.2 FAR bonus to incentivize rehabilitation or expansion of contributing buildings, and up to 0.4 FAR bonus replacement of non-contributing buildings with new construction.</p>	<p>FAR Standards for the Neighborhood Mixed Use (NMX) Subdistrict</p> <p>Within the Neighborhood Mixed Use (NMX) subdistrict, the following Floor Area Ratio standards apply:</p> <ul style="list-style-type: none">A. The maximum standard FAR is 0.8.B. A bonus of 0.6 FAR applies to new construction which replaces a non-contributing building or vacant lot. In such cases, the total maximum FAR is 1.4.C. A bonus of 0.6 FAR applies to new construction and/or rehabilitation with preserves and incorporates a contributing building. In such cases, the total maximum FAR is 1.4.D. Determination of status as a contributing building shall be at the discretion of the Historic Preservation Officer or their designee.E. There is no minimum FAR. <p>Comments: FAR standards per staff recommendation and analysis</p>
N/A	<p>Page 43: Land Use Plan</p> <div><div>Regional Mixed Use</div><div><div>MIN</div><div>1.0</div><div>MAX</div></div><div></div></div> <p>Notes: FAR standard would not apply to structured parking, thereby incentivizing construction of garages in the Regional Mixed Use area.</p> <p>*Far bonus: up to a 0.2 FAR bonus to incentivize rehabilitation or expansion of contributing buildings, and up to 0.4 FAR bonus replacement of non-contributing buildings with new construction.</p>	<p>FAR Standards for the Regional Mixed Use (RMX) Subdistrict</p> <p>Within the Regional Mixed Use (RMX) subdistrict, the following Floor Area Ratio standards apply:</p> <ul style="list-style-type: none">A. There is no maximum FAR.B. The minimum FAR is 1.0. <p>Comments: FAR standards per staff recommendation and analysis</p>

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<p><i>From Definitions (this section stays the same but the UDZO has its own definition of building height)</i></p> <p>3303.08 - Letter H. "Height of any other building" is the perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of the roof beams in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of high pitched roofs, the measurements in all cases to be taken through the center of the facade of the house. Where a building is on a corner lot and there is more than one grade level the measurements shall be taken through the center of the facade on the street having the lowest elevation.</p> <p><i>From Zoning Map and Zoning Map Districts (this section stays the same but the UDZO has its own definition of building height)</i></p> <p>3309.142 - Height district exceptions. The following exceptions to C.C. 3309.14 shall be permitted:</p> <p>(A) 35 and 60-foot Height Districts. In a 35-foot height district or a 60-foot height district, any portion of a building (excluding free-standing antennas or monopoles) may be erected to a height in excess of the respective height limits as specified in C.C. 3309.14 provided that: in an institutional, commercial or manufacturing district such portion of such building is set back from all required set back lines one foot for each one foot of such additional height; and in a residential or an apartment residential district such portion of such building is set back from all required set back lines two feet for each one foot of such additional height.</p>	<p>N/A</p>	<p>Building Height Definition - Applies to NMX & RMX Subdistricts</p> <p>A. When applied to the Regional Mixed Use (RMX) and Neighborhood Mixed Use (NMX) subdistricts, building height refers to a building’s elevation as measured from the curb level or grade to the roof of the building (except for permitted obstructions).</p> <p>B. Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to:</p> <ol style="list-style-type: none"> For a flat roof, the highest point of the parapet; For a mansard roof, the deck line; For a pitched or hip roof, the gabled roof or dormer with the highest average height; or For other roof styles, the highest point of the building. For a stepped or terraced building, the height of each segment is determined individually. <p>C. Grade is determined by reference to an on-ground survey, City-approved topographic map, or other information approved by the director. The director may require an applicant to provide a third-party report that shows the natural grade of a site.</p> <p>D. The “step back, step up” provision outlined in CC 3309.142, letter A. does not apply within the RMX and NMX subdistricts.</p> <p>E. Exceptions:</p> <ol style="list-style-type: none"> The following structures may exceed the height limit by the amount necessary to comply with a local, federal, or state regulation: chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, solar installations, and protective covers. Antennae consistent with CC 3309.145. may also exceed the height limit. <p>Comments: Eliminates step back-step up provision. Spells out standard exceptions and provides updated height definition.</p>
<p>Base zoning, typically 35 ft., but varies.</p>	<p>Page 43:</p> <p>Neighborhood Mixed Use 45 feet - High Street and 5th Avenue 35 feet - Elsewhere</p> <p>Proposed height limit is 45 feet (with a minimum of two stories recommended) for High Street and Fifth Avenue. Proposed height limit is 35 feet elsewhere.</p>	<p>Building Height Standards for the Neighborhood Mixed Use (NMX) Subdistrict</p> <p>Within the Neighborhood Mixed Use (NMX) subdistrict, the maximum building height is forty-five feet (45’).</p> <p>Rear Setback provision – in those NMX subdistricts not located on High Street or on 5th Avenue, a rear setback of 20 feet shall apply for any portion of the structure exceeding 35 feet in height. (Amended Dec 2016)</p>

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		Comments: New text reflects University District Plan guidance and field observation.
Base zoning, typically 35 ft., but varies.	<p>Page 43:</p> <p>Regional Mixed Use 72 feet - High Street; Lane Avenue from Neil Avenue to Olentangy River 45 feet - Lane Avenue from High Street to Neil Avenue</p> <p>The proposed maximum height limit is 72 feet with a minimum height of 24 feet.</p>	<p>Building Height Standards for the Regional Mixed Use (RMX) Subdistrict Within the Regional Mixed Use (RMX) subdistrict, the maximum building height is seventy-two feet (72’).</p> <p>Comments: New text reflects University District Plan guidance and field observation.</p>
<p><i>From the Urban Commercial Overlay</i></p> <p>3372.604 - Setback requirements. Setback requirements are as follows:</p> <p>A. The minimum building setback is zero feet and the maximum building setback is ten feet, except where a public-private setback zone is provided. Where a public-private setback zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage.</p> <p>B. The minimum setback for parking lots is five feet. Parking lots and accessory buildings shall be located behind the principal building. Where access behind the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building.</p> <p>C. The minimum setback for fences and masonry or stone walls is zero feet.</p>	<p>Page 43:</p> <p>Land Use Plan 15 foot landscaped front yard setback for Lane Avenue from High St to Neil Avenue [Regional Mixed Use]</p> <p>Page 56:</p> <p>Building Setbacks</p> <ol style="list-style-type: none"> Building setbacks are defined by the zoning code as part of underlying districts and applicable overlays. The Urban Commercial Overlay (UCO), in place for most commercial areas within the district, limits front setbacks to a maximum of 10 feet, with an additional five feet permitted for up to 50 percent of the building frontage in return for the provision of a public-private space (e.g. outdoor dining). The UCO setback should be applied to commercial development in locations where the overlay is not in place (variances may be necessary). Consideration of larger setbacks should be based on the incorporation of public spaces, placement of adjacent buildings, and/or unique site geometry. The placement of vehicle off-street parking and/or maneuvering areas within the setback area is not appropriate. Buildings, parking structures and other structures taller than four stories should provide additional space for pedestrians adjacent to the public sidewalk if the existing sidewalk is five feet or less in width. Pedestrian access and connection to the public sidewalk system 	<p>Setback requirements - Applies to NMX & RMX Subdistricts</p> <p>Setback requirements are as follows:</p> <ol style="list-style-type: none"> The minimum building setback is zero (0) feet. There is no maximum building setback, however vehicular parking and circulation are not permitted between the principle building and the street frontage. Areas between the principle building and public rights of way must be maintained as landscaped areas, and or improved areas for the use as walkways, plazas, and similar purposes. The minimum setback for parking lots is five (5) feet. Parking lots and accessory buildings shall be located behind the principal building. Where access behind the property is not possible from a public alley or street, up to fifty percent (50%) of the parking may be located at the side of the principal building. The minimum setback for fences and masonry or stone walls is zero (0) feet. See CC____, Landscaping and Screening for additional standards addressing fences and related items. <p>Rear Setback provision – in those NMX subdistricts not located on High Street or on 5th Avenue, a rear setback of 20 feet shall apply for any portion of the structure exceeding 35 feet in height. (Amended Dec 2016)</p> <p>Comments:</p> <ul style="list-style-type: none"> Modified UCO language with no maximum setback to allow for plazas, landscaping, etc. Added reference to Landscaping and Screening section for

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	<p>should be encouraged.</p> <p>g. Plazas, courtyards, seating and other pedestrian amenities are encouraged, particularly where larger building setbacks are in place.</p> <p>h. Drive-through pickup windows and coverings should not be located on building frontages and may be located to the rear and sides of the principal building only when adjacent property is not residentially used or zoned (see UCO requirements).</p>	<p>additional fence standards</p>
<p><i>From the Urban Commercial Overlay</i></p> <p>3372.605 - Building design standards.</p> <p>Design standards are as follows:</p> <p>A. A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.</p> <p>B. The width of a principal building along a primary building frontage shall be a minimum of 60 percent of the lot width.</p> <p>C. A building frontage that exceeds a width of 50 feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers or vertical elements shall be spaced at intervals of 15 feet to 35 feet along the entire building frontage.</p> <p>D. For each primary building frontage, at least 60 percent of the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten feet.</p> <p>E. The standards below apply to upper story windows. The standards are intended to recognize that regularly spaced upper story windows (any story above ground) create a repeated pattern for unity and are an integral part of the building design. Upper story windows are generally smaller than storefront windows at street level are spaced at regular intervals and give scale and texture to the street edge formed by building facades</p> <p>1. For any new installation or replacement of upper story windows, the new/replacement windows shall be clear/non-tinted glass.</p> <p>2. Windows shall not be blocked, boarded up, or reduced in size, unless otherwise required by code for securing a vacant structure.</p>	<p>Pages 57-59:</p> <p>Building Design</p> <p>GENERAL</p> <p>a. The design of new construction, including additions, should be compatible with nearby contributing buildings and surrounding streetscape. When opportunities arise, inappropriate additions (e.g. false mansard roofs, false dormers, boxed over parapets and cornices, boxed entrances and covered windows) should be removed to reveal original building lines, openings, facing materials, architectural features and trim.</p> <p>b. Conversions of or additions to residential buildings for commercial purposes are not supported, unless zoned commercial or located north of Lane Avenue on High Street.</p> <p>c. Removal of non-contributing commercial additions and building elements should be considered, particularly when such removal would facilitate renovation of a residential building.</p> <p>d. Building materials should be of high quality and durability, such as traditional masonry.</p> <p>e. The choice of materials, texture, and color for new buildings should be influenced by the predominant pattern of the area.</p> <p>f. Stucco and stucco like materials, vinyl, wood (as primary surface), and concrete block are generally not appropriate building materials.</p> <p>g. Buildings should be articulated by with such means as: expressed structure, piers and columns, recessed and projecting bays, building setback above cornice line, and three-dimensional architectural details, signs, and awnings.</p> <p>h. The mixed-use nature of a building should be expressed where applicable. Follow the commercial guidelines for retail facades and residential guidelines for residential facades.</p> <p>i. Blank walls should not be presented to primary streets, side</p>	<p>Building design standards - Applies to NMX & RMX Subdistricts</p> <p>Design standards are as follows:</p> <p>A. A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.</p> <p>B. The width of a principal building along a primary building frontage shall be a minimum of sixty percent (60%) of the lot width.</p> <p>C. A building frontage that exceeds a width of fifty (50) feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers or vertical elements shall be spaced at intervals of fifteen (15) to thirty-five (35) feet along the entire building frontage.</p> <p>D. For each primary building frontage, at least sixty percent (60%) of the area between the height of two (2) feet and ten (10) feet above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four (4) feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten (10) feet.</p> <p>E. The standards below apply to upper story windows. The standards are intended to recognize that regularly spaced upper story windows (any story above ground) create a repeated pattern for unity and are an integral part of the building design. Upper story windows are generally smaller than storefront windows at street level are spaced at regular intervals and give scale and texture to the street edge formed by building facades.</p> <p>1. For any new installation or replacement of upper story windows, the new/replacement windows shall be clear/non-tinted glass.</p> <p>2. Windows shall not be blocked, boarded up, or reduced in</p>

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<p>3. At least 25 percent of the second and third floor building frontages (as measured from floor to ceiling) shall be window glass unless historic documentation (e.g. historic photos) from when the building was first constructed can be provided that shows a different percentage of window glass was used on the second and third floor building frontages. In such cases, the historic percentage shall be maintained.</p> <p>F. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.</p> <p>G. Pickup units and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.</p> <p>H. Backlit awnings are not permitted.</p>	<p>streets or adjacent residential.</p> <p>j. As indicated in the Parks and Recreation Facilities recommendations, any future development adjacent to parkland should be developed in such as way that it addresses the park.</p> <p>REAR ELEVATIONS</p> <p>a. If possible, provide transparent windows and glass doors to open the store to customers arriving from the back; a minimum of 25 percent transparent glass at ground level is recommended.</p> <p>b. When rear elevations include an important business entry, awnings or canopies should be provided.</p> <p>c. Along rear elevations, floors above three stories (or 35 feet) should be set back an additional 20 feet at a minimum. This includes rear facades facing alleys and those directly adjacent to other parcels.</p> <p>COMMERCIAL FACADES AND STORE FRONTS</p> <p>a. Existing storefronts should be repaired and maintained where possible.</p> <p>b. Street level facades should incorporate a high level of design and material quality.</p> <p>c. Durable, smooth materials such as aluminum, exterior-grade woods such as oak, redwood, poplar, and medium density overlay (MDO) board should be used for finish surfaces of wood storefronts. Rough cedar, pine, or pressure-treated lumber should not be used as finish surfaces.</p> <p>d. Storefronts and other street level facades should be contained within the frame of the building, expressed by piers, and subdivided into smaller bays in keeping with typical bay widths of High Street and adjacent streets.</p> <p>e. Contemporary design and materials are appropriate, but should be compatible with the scale and proportions of the building and nearby streetscape.</p> <p>f. Recessed entryways for primary facades are encouraged.</p> <p>g. Primary entrances should be prominently placed and clearly distinguished from secondary entrances.</p> <p>h. The floor-to-ceiling height of the street-level story should be at least 12 feet.</p> <p>i. Pickup units/drive-through windows and associated maneuvering are not appropriate on or in front of building facades. They should be located in a manner consistent with UCO guidelines.</p> <p>j. The conversion of commercial buildings, especially ground floor</p>	<p>size, unless otherwise required by code for securing a vacant structure.</p> <p>3. At least twenty-five percent (25%) of the second and higher floor building frontages (as measured from floor to ceiling) shall be window glass unless historic documentation (e.g. historic photos) from when the building was first constructed can be provided that shows a different percentage of window glass was used on the second and third floor building frontages. In such cases, the historic percentage shall be maintained.</p> <p>F. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.</p> <p>G. Pickup units and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.</p> <p>H. Backlit awnings are not permitted</p> <p>Comments: No change from UCO</p>

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	<p>retail spaces, to residential uses is not supported.</p> <p>OPENINGS (WINDOWS AND DOORS)</p> <ul style="list-style-type: none">a. Large display windows should be provided along the ground floor to establish visual connection between interior and exterior.b. Sixty percent of the ground floor facade, including storefronts, should be transparent, comprised of windows and doors (see UCO provisions).c. Clear glass should be used for display windows; opaque, smoked or reflective glass may be used for accent elements such as borders, transoms and bulkheads.d. Storefront windowsills, or the top of bulkheads, should be located no higher than 30 inches above the sidewalk; for non-retail ground floor facades, locate windowsills no higher than 42 inches above the sidewalk.e. All ground floor window tops should be located no lower than nine feet above the sidewalk.f. Original doors and windows should be preserved.g. When replacement is necessary, the original design and proportion should be maintained.h. The proportion of openings (windows, doors) to solid facade areas in new construction should be designed in consideration of the predominant pattern of nearby contributing buildings.i. A high degree of transparency should be incorporated into ground floor spaces (see UCO provisions).j. Design elements should be used to distinguish between street level and upper story windows.k. The design, spacing and dimensions of upper story windows should accentuate vertical proportion.l. Windows should not be blocked or boarded up; but if it is necessary to close an original window to accommodate interior changes for the building’s adaptive reuse, the original shape and details of the window opening should be maintained.	
<p><i>From the Urban Commercial Overlay</i></p> <p>3372.606 - Graphics. Graphics standards are as follows:</p> <p>In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premises signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof-mounted signs.</p>	<p>Pages 70-74:</p> <p>Graphics</p> <p>1. GENERAL</p> <ul style="list-style-type: none">a. New signage should be designed to be a logical and complementary component of the overall design of a storefront in terms of lighting, scale, color, style and materials.b. Historic and/or iconic signs should be preserved, rehabilitated and	<p>Graphics - Applies to NMX & RMX Subdistricts</p> <p>In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, and roof-mounted signs.</p> <p>Comments: No change from UCO</p>

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	<p>maintained.</p> <p>c. Buildings should not be dominated by graphics. Crowded or cluttered graphics arrangements should be avoided.</p> <p>d. Signs for storefronts/businesses in the same building/development should be of coordinated design in terms of style, size, material, lighting, color, support structures and location on the building —reinforcing rather than competing with each other.</p> <p>e. Each ground floor tenant space or building (if single tenant occupancy) should be provided one projecting sign and either one wall sign or awning sign(s) per street frontage.</p> <p>f. Signage should not obscure significant architectural elements; the installation of a sign should be reversible and avoid permanent alteration or damage to historic building materials.</p> <p>g. Pedestrian-oriented signs (wall and projecting type) are preferred. The dimensional standards of the city graphics code should be used unless new standards are developed.</p> <p>h. The message on signs should be simple and limited to the business name, logo, function and/or street number or address and related artistic treatments. Telephone numbers, business rates, web addresses, and logos advertising individual products rather than the primary business, are not supported.</p> <p>i. The use of architectural elements on signage related to the associated business is encouraged (e.g. drawing of a coffee cup for a coffeehouse).</p> <p>j. Sign lighting should be designed in such a way as to minimize glare and light spillage onto adjacent properties.</p> <p>k. Internally illuminated graphics may be considered if such graphics are integral to the design of a building or development. Internally illuminated box sign cabinets are not appropriate.</p> <p>l. Internally illuminated channel letters and uniquely shaped internally lit signs may be appropriate.</p> <p>m. On rear elevations of commercial buildings, locate signs above the related door or window, and do not exceed nine square feet in size.</p> <p>n. Signs should be regularly maintained and unused sign supports should be removed. Broken, faded signage and empty sign supports suggest a vacant or inactive business.</p> <p>o. Signs on main facades should generally use letters within the guideline; however, smaller letters for smaller stores and larger letters for larger stores are possible.</p>	

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	<p>2. GROUND SIGNS</p> <p>a. Ground (freestanding) signs are generally not preferred in the University District, however situations where ground signs may be appropriate include:</p> <ul style="list-style-type: none">i. Sites with larger setbacks, such as those commonly in place for institutional uses.ii. Residential buildings adapted for commercial uses where other sign types are not appropriate.iii. Uses, such as commercial parking lots that are not visible from the street.iv. Existing, legally permitted ground signs may be maintained consistent with the city’s non-conforming provisions in the graphics code. Nonconforming graphics are defined and regulated by the provisions of Section 3381.08, Nonconforming Graphics. <p>b. Guidelines for ground signs that are proposed for locations described above include:</p> <ul style="list-style-type: none">i. Ground signs should be made of durable high quality building materials that complement the primary structure(s).ii. Ground sign placement must take into consideration vision triangle requirements as determined by the departments of Building and Zoning Services and Public Service.iii. Ground signs should be limited to no more than 12 square feet in area and no more than five feet in height. <p>3. WALL SIGNS</p> <p>a. Wall signs should be sized to fit in with the building’s facade design and located within a sign band when one exists, usually above the transom.</p> <p>b. Where a sign band doesn’t exist, wall signs should be located between the ground floor transom and the second floor windowsill or below the eaves/cornice on a one-story building.</p> <p>c. Wall signs should not cover up important architectural details such as cornices, piers and pilasters, doorway pediments and upper-floor windowsills.</p> <p>d. Wall signs should be limited in size to a maximum width of two-thirds of the width of the building front and a maximum height of one-third of the height of the space between the ground floor transom and the second floor windowsill or eaves/ cornice on one-story buildings.</p> <p>e. The size of a wall sign should be within the allowable maximum</p>	

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	<p>per code.</p> <ul style="list-style-type: none">f. Lettering should be between 8 to 16 inches high and occupy no more than 65 percent of the board.g. Wall signs placed on a side or rear facade should be no larger than nine square feet.h. Wall signs may incorporate a background board or be formed by installation of individual letters/images mounted directly to the building. This may include neon lettering.i. Internally illuminated box signs are not appropriate. <p>4. PROJECTING (BLADE) SIGNS</p> <ul style="list-style-type: none">a. Projecting signs are preferred in the University area because of their pedestrian scale.b. Projecting signs should be proportional to the building and located above the storefront display windows or transoms and below the second-story windowsills.c. A minimum clearance of 10 feet should be maintained between grade and the bottom of the sign. A right-of-way permit may be required by the Department of Public Service.d. Projecting signs should be limited in size to 6 square feet per side and lettering four inches to 10 inches high.e. A three-dimensional object or special shape often makes the most effective projecting sign.f. Signs should not project more than six feet from the facade of the building, or half the width of the sidewalk, whichever is less.g. The information on a projecting sign need not duplicate the information on the wall sign; it should augment the primary sign by describing the business in a different, more visual way.h. The bracket from which the sign hangs is part of the overall sign design. Design and placement should be consistent in cases where multiple projecting signs are installed. <p>5. WINDOW SIGNS</p> <ul style="list-style-type: none">a. A window sign is any sign or graphic attached to the exterior of the window or door glass. Window signs should be transparent in overall design.b. The cumulative area of all window signs should not exceed 25 percent of the total glass area. Use lettering ½ to 8 inches high.c. The use of neon or LED lighting on windows is not supported. <p>6. AWNING/CANOPY SIGNS</p> <ul style="list-style-type: none">a. Awning graphics should be limited to the front valance.	

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	<p>b. The maximum allowable area for graphics on an awning sign should not exceed 50 percent of the area of the front facing valance. Use lettering 6 to 8 inches high.</p> <p>c. Buildings with multiple tenant spaces should use a consistent font size,</p> <p>d. placement and color in specifications for awning signage.</p> <p>e. Awnings should not be internally illuminated.</p> <p>7. COMMERCIAL BANNERS</p> <p>a. Permanent banners are not supported.</p> <p>b. A temporary banner, such as a Grand Opening, is permitted without the need for a Certificate of Approval, if displayed for less than 30 days, subject to applicable review/approval by the Planning Division.</p> <p>8. WAY-FINDING AND ORIENTATION SIGNS</p> <p>a. Publicly sponsored transit information, way-finding, and visitor orientation graphics serve a key function in the University area. They should be considered as part of a coordinated design package.</p> <p>b. Electronic Displays used in conjunction with public transit and way-finding information are viewed as distinct from those addressed otherwise.</p> <p>9. PROHIBITED AND NONCONFORMING SIGNS</p> <p>a. Sign types prohibited within the UCO (3372.6) and those prohibited in Columbus City Code Chapter 3375 and are not supported. These include off-premises signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, roof-mounted signs, bench signs, and trailer signs among others.</p> <p>b. Nonconforming graphics are defined and regulated by the provisions of the Columbus City Code Section 3381.08, Nonconforming Graphics. Expansion of nonconforming graphics is generally not supported.</p>	
<p><i>From the Urban Commercial Overlay</i></p> <p>3372.607 - Landscaping and screening. Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in Chapters 3312 and 3321 and those contained herein.</p>	<p>Page 65:</p> <p>Landscaping, Buffering, and Screening</p> <p>a. Live, natural landscape materials and landscape design should be considered as part of projects to enhance structures, create shade, and provide environmental benefits.</p> <p>b. Public, semi-public/private, and private spaces should be</p>	<p>Landscaping and Screening - Applies to NMX & RMX Subdistricts</p> <p>Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in the Off-Street Parking and Loading Chapter and those contained herein.</p> <p>A. In architectural review commission districts, required parking lot</p>

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<p>A. In architectural review commission districts, required parking lot screening shall be the screening approved by the architectural review district commissions. In all other areas, parking lot screening shall consist of:</p> <ol style="list-style-type: none"> 1. A four-foot high solid masonry or stone wall, or 2. A four-foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three-foot wide landscaped area along either side of the fence. The landscaped area shall be planted with three evergreen shrubs and one deciduous shade tree per 30 feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three feet from the right-of-way line to allow for the required landscaping. <p>B. Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars. Fences shall not exceed a height of four feet. Chain-link fences are prohibited. Walls shall not exceed a height of four feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.</p> <p>C. In addition to the provisions regulating dumpsters in Chapter 3321, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.</p> <p>D. Ground-mounted mechanical equipment shall be located behind the principal building and be screened from public view to the height of the equipment.</p> <p>E. Plant species shall be installed and maintained as follows:</p> <ol style="list-style-type: none"> 1. Shade trees shall be a minimum of two inches in caliper. 2. Ornamental trees shall be a minimum of two inches in caliper. 3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of 24 inches in height at time of planting. 	<p>demarcated clearly through the use of landscape, walls, fences, gates, pavement treatment, signs, and other methods to denote boundaries and/or buffers.</p> <ol style="list-style-type: none"> c. Service and loading zones should be screened from public rights-of-way d. (other than alleys). Trash and recycling containers, dumpsters and service e. areas should be centralized and screened in a manner that allows ease of f. access and is complimentary to the building in material and color. Views from neighboring buildings and properties should be minimized or screened to their full height. g. Mechanical systems (HVAC, etc.) should be placed on the roof or behind buildings and screened as necessary in a manner that is complimentary to the building in material and color. h. Small cell communication antenna/devices should be sited in a manner that minimizes their visual impact and does not damage or cover distinctive architectural features. Roof top placement in conjunction with chimneys or other structures is preferred, with screening as necessary. Mechanical equipment and devices associated with wireless facilities should be placed in underground vaults or unobtrusive structures. i. Chain link fencing is not appropriate for screening. j. Landscaping should be used to support storm water management goals for filtration, percolation and erosion control, including rain gardens, consistent with the requirements and approvals of Department of Public Utilities. k. Landscaping should be used to provide a transition between development and natural settings, such as parks and ravines. l. Plant species used in landscaping should be adapted to urban conditions. Invasive species should be avoided. m. j. Street trees should be provided as part of new development, per the City Forester’s recommendation. 	<p>screening shall be the screening approved by the architectural review district commissions. In all other areas, parking lot screening shall consist of:</p> <ol style="list-style-type: none"> 1. A four (4) foot high solid masonry or stone wall, or 2. A four (4) foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three (3) foot wide landscaped area along either side of the fence. The landscaped area shall be planted with three (3) evergreen shrubs and one (1) deciduous shade tree per thirty (30) feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three (3) feet from the right-of-way line to allow for the required landscaping. <p>B. Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars. Fences shall not exceed a height of four (4) feet. Chain-link fences are prohibited. Walls shall not exceed a height of four (4) feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.</p> <p>C. In addition to the provisions regulating dumpsters in the Off-Street Parking and Loading Chapter, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.</p> <p>D. Ground-mounted mechanical equipment shall be located behind the principal building and be screened from public view to the height of the equipment.</p> <p>E. Plant species shall be installed and maintained as follows:</p> <ol style="list-style-type: none"> 1. Shade trees shall be a minimum of two (2) inches in caliper. 2. Ornamental trees shall be a minimum of two (2) inches in caliper. 3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of twenty-four (24) inches in height at time of planting. <p>Comments: No change from UCO</p>
<p><i>From the Urban Commercial Overlay</i></p> <p>3372.608 - Lighting.</p> <p>Lighting Standards shall meet the standards of this zoning code, including the standards contained in the General Site Development Standards</p>	<p>Page 67:</p> <p>Lighting</p> <ol style="list-style-type: none"> a. Lighting should be used to animate the streetscape, prolong street life after business hours, and address pedestrian activity. 	<p>Lighting - Applies to NMX & RMX Subdistricts</p> <p>Lighting Standards shall meet the standards of this zoning code, including the standards contained in the Off-Street Parking and Loading Chapter and those contained herein.</p>

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<p>Chapter and those contained herein.</p> <p>A. The height of any parking lot light pole/fixture shall not exceed 18 feet above grade.</p> <p>B. When located within 25 feet of a residential district the height of a light fixture shall not exceed 14 feet above grade</p>	<p>b. Lighting should be designed to complement and enhance architectural features.</p> <p>c. Historic light fixtures should be preserved and maintained.</p> <p>d. Lighting fixtures should be of commercial quality, materials and construction.</p> <p>e. Use of cut-off fixtures and similar techniques to minimize uplighting and light spill is encouraged.</p> <p>f. Surface mounted conduit placement should be avoided.</p> <p>g. Indiscriminate, non-directional area lighting should be avoided, such as wall packs and high-intensity floods (see code).</p>	<p>A. The height of any parking lot light pole/fixture shall not exceed eighteen (18) feet above grade.</p> <p>B. When located within twenty-five (25) feet of a residential zoning district the height of a light fixture shall not exceed fourteen (14) feet above grade.</p> <p>Comments: No change from UCO</p>									
<p><i>From the Urban Commercial Overlay</i></p> <p>3372.609 - Parking and circulation.</p> <p>In addition to the standards found in the Off-Street Parking and Loading Chapter, the following standards shall also apply.</p> <p>A. Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line. This standard does not apply to existing buildings unless they are expanded by 50 percent or more in gross floor area.</p> <p>B. In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:</p> <p>1. All uses, other than an eating or drinking establishment smaller than 5,000 square feet with a pickup unit, are permitted a 25 percent reduction of the required parking in the Off-Street Parking and Loading Chapter.</p> <p>2. Retail uses, (not including eating and drinking establishments, private clubs, places of assembly, and medical offices) that are 10,000 square feet or less, are permitted an additional 25 percent reduction (for a total reduction of 50 percent) of the required parking in the Off-Street Parking and Loading Chapter.</p> <p><i>From Off-Street Parking and Loading</i></p> <p>3312</p> <p>Table 1. Parking requirements for residential uses</p> <table><tr><td>LAND USE</td><td>SPACES MINIMUM</td><td>SPACES MAXIMUM</td></tr><tr><td>RESIDENTIAL USES</td><td></td><td></td></tr><tr><td>1, 2, or 3 dwelling units</td><td>2 per unit</td><td>NA</td></tr></table>	LAND USE	SPACES MINIMUM	SPACES MAXIMUM	RESIDENTIAL USES			1, 2, or 3 dwelling units	2 per unit	NA	<p>Page 48:</p> <p>Neighborhood Mixed Use</p> <p>Parking should be provided for non-residential uses consistent with code standards. Parking variances to facilitate reuse of an existing historic storefront should be reviewed with consideration of the presence of on-street parking, extent of variance requested, size and nature of use, and potential impact on adjacent residential uses.</p> <p>Parking for residential uses should be provided at a rate of 0.5 spaces per bed for High Street and Fifth Avenue, and 0.75 spaces per bed for all residential elsewhere.</p> <p>Page 50:</p> <p>Regional Mixed Use</p> <p>Parking should be provided for non-residential uses consistent with code standards.</p> <p>Parking for residential uses should be provided at a rate of 0.375 spaces per bed. (This provision requires a code change or a variance or rezoning for a specific project.)</p>	<p>Parking and Circulation - Applies to NMX & RMX Subdistricts</p> <p>In addition to the standards found in the Off-Street Parking and Loading Chapter, the following standards shall also apply.</p> <p>A. Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line.</p> <p>B. In recognition of the walkable, transit supported development pattern associated with the University District, the following requirements for off-street parking spaces apply within both the Neighborhood Mixed Use (NMX) and Regional Mixed Use (RMX) subdistricts of the University District Zoning Overlay.</p> <p>1. All non-residential uses are permitted a fifty percent (50%) reduction of the required parking in the Off-Street Parking and Loading Chapter.</p> <p>2. Residential uses are to be parked at a minimum rate of 0.5 spaces per bedroom. In the event of a total requirement not equally a whole number, the requirement shall be rounded up to the nearest whole number.</p> <p>3. Bicycle parking requirements remain as outlined in the Off-Street Parking and Loading Chapter, without reductions as provided in this chapter.</p> <p>C. Submissions for zoning clearance or certificate of approval shall include bedroom counts to ensure compliance with the off-street parking standards of this chapter.</p> <p>Comments:</p> <ul style="list-style-type: none">0.5 spaces per bedroom50% off non-residential usesAdded language requiring number of bedrooms to be included on zoning clearance and COA
LAND USE	SPACES MINIMUM	SPACES MAXIMUM									
RESIDENTIAL USES											
1, 2, or 3 dwelling units	2 per unit	NA									

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4 or more dwelling units	1.5 per unit	NA		— Clarified that bicycle parking calculations remain as provided by existing code, unmodified.
General Regulations for Residential Zoning Districts				
<p>3372.540 - Application. Within the university area the standards set out in C.C. 3372.540 to 3372.545, inclusive, shall apply in addition to requirements in Chapters 3332, 3321 and 3312 or in place of provisions therein which conflict with provisions hereof; to all construction of habitable floor area 200 square feet or more or a change of use in R-2F or R-4 residential districts. In construction of an addition, the standards herein shall apply to both the existing building and the addition.</p>		NA		<p>Application</p> <p>Within the university area the standards set out in C.C. ____ to ____, inclusive, shall apply in addition to requirements in Chapters ____, ____ and ____ or in place of provisions therein which conflict with provisions hereof; to all construction of habitable floor area 200 square feet or more or a change in use in apartment-residential zoning districts. A two-family dwelling is governed by the standards and guidelines of Chapter ____ rather than in accordance with the area standards of C.C. ____ as specified in C.C. _____. A three-family or four-family dwelling is governed by the standards and guidelines of Chapter ____ rather than in accordance with R-4 standards as specified in C.C. _____. In construction of an addition, the standards herein shall apply to both the existing building and the addition.</p> <p>Exception: In the case of a change of use within an original contributing building that does not involve an addition or an increase in legal occupants, the new use need only comply with those parking, landscaping and floor area requirements that the director determines the site can accommodate. The applicant shall submit a notarized affidavit regarding the current or previous use and occupancy history of the building.</p> <p>Comments: Update code references. Otherwise unchanged.</p>
<p>3372.585 - Development and design guidelines. To further the objective of compatible development within the impact district, an application for a certificate of approval is subject to and evaluated upon the guidelines herein and any amplifications thereto adopted by the review board. Though the following guidelines assist the applicant and the review board to arrive at an appropriate proposal, they may not address or be applicable to every situation, and therefore, special circumstances may suggest variations that could yield an equally compatible project.</p> <p>(1) Specific guidelines for dwellings within residentially zoned</p>		Pages 54 – 75 Urban Design (University District Plan Design Guidelines)		<p>Development and Design Guidelines</p> <p>To further the objective of compatible development within the University Impact District (UID), an application for a certificate of approval is subject to and evaluated upon the guidelines herein and any amplifications thereto adopted by the review board. Though the following guidelines assist the applicant and the review board to arrive at an appropriate proposal, they may not address or be applicable to every situation, and therefore, special circumstances may suggest variations that could yield an equally compatible project. These guidelines are to be used in addition to those found within the University District Plan (2015) and any subsequent</p>

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<p>districts:</p> <p>(a) The overall length of a building shall be no more than two and one-half times the building's overall width.</p> <p>(b) The first floor above grade shall be no less than two and one-half feet and no more than three and one-half feet above the finished grade line; or the facade should be designed to give the appearance of a first floor height within these limits. This requirement is not intended to preclude gentle grade changes or ramping to permit handicapped accessibility.</p> <p>(c) The pitch of a principal building's main roof shall be no shallower than eight units vertical to 12 units horizontal. A gambrel, mansard, or variation thereof shall not be permitted.</p> <p>(d) At least one-third of the front facade area (width times the height of the exposed wall area enclosing any living space-excluding gable) shall be visually and physically unobstructed by any porch or portion thereof. The width of a front porch shall not exceed 90 percent of the width of the building's front facade. No porch shall be permitted above the second story. A porch roof shall give the appearance of being separate and secondary to the main roof.</p> <p>(e) Exclusive of any roof overhang, no portion of a front porch or terrace may extend into the front setback more than eight feet. A balcony may extend into the front setback no more than four feet. Exterior stairs to any floor other than the first floor shall not be permitted within the front setback area. A first floor deck shall not be permitted in the front yard.</p> <p>(f) Window and window elements, excluding basement windows, shall have vertical proportions of three units vertical to two units horizontal, or greater. Windows and doors shall constitute no less than 20 percent of the building's front facade.</p> <p>(g) No more than two predominant wall materials, excluding foundations, gables, and windows/doors with associated trim, shall be used on a building. The same material treatment shall be used around the entire building. Horizontal lap siding shall have a narrow exposure. Natural wood tones are uncharacteristic and any exposed wood</p>		<p>revisions or amendments thereto.</p> <p>Specific guidelines for dwellings within residential zoning districts:</p> <p>A. The overall length of a building shall be no more than two and one-half (2.5) times the building's overall width.</p> <p>B. The first floor above grade shall be no less than two and one-half (2.5) feet and no more than three and one-half (3.5) feet above the finished grade line; or the facade should be designed to give the appearance of a first floor height within these limits. This requirement is not intended to preclude gentle grade changes or ramping to permit handicapped accessibility.</p> <p>C. The pitch of a principal building's main roof shall be no shallower than eight (8) units vertical to twelve (12) units horizontal. A gambrel, mansard, or variation thereof shall not be permitted.</p> <p>D. At least one-third (1/3) of the front facade area (width times the height of the exposed wall area enclosing any living space-excluding gable) shall be visually and physically unobstructed by any porch or portion thereof. The width of a front porch shall not exceed ninety percent (90%) of the width of the building's front facade. No porch shall be permitted above the second story. A porch roof shall give the appearance of being separate and secondary to the main roof.</p> <p>E. Exclusive of any roof overhang, no portion of a front porch or terrace may extend into the front setback more than eight (8) feet. A balcony may extend into the front setback no more than four (4) feet. Exterior stairs to any floor other than the first floor shall not be permitted within the front setback area. A first floor deck shall not be permitted in the front yard.</p> <p>F. Window and window elements, excluding basement windows, shall have vertical proportions of three units vertical to two units horizontal, or greater. Windows and doors shall constitute no less than twenty percent (20%) of the building's front facade.</p> <p>G. No more than two (2) predominant wall materials, excluding foundations, gables, and windows/doors with associated trim, shall be used on a building. The same material treatment shall be used around the entire building. Horizontal lap siding shall have a narrow exposure. Natural wood tones are uncharacteristic and any exposed wood elements, other than flooring, shall be either painted or stained opaquely with a coordinated color.</p> <p>H. A rear deck, rear patio, or combination thereof, shall cover no more than 200 square feet of lot area.</p> <p>Comments: Updated to include reference to 2015 University District Plan</p>

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<p>elements, other than flooring, shall be either painted or stained opaquely with a coordinated color.</p> <p>(h) A rear deck, rear patio, or combination thereof, shall cover no more than 200 square feet of lot area.</p> <p>(2) Specific guidelines for the High Street corridor:</p> <p>(a) As referenced in the document <i>University/High Street Development & Design Guidelines</i>, 1/01, and any subsequent revisions or amendments thereto.</p> <p>(3) General guidelines:</p> <p>(a) Context and Visual Compatibility. A new building or any addition or alteration to an existing building shall be compatible and appropriate with its own integrity and with that of surrounding contributing buildings, public ways, and places to which it is visually related in terms of: placement, setback and orientation; scale, size and height; massing, proportions and shape; directional expression and alignment, rhythm of building spacing, rhythm of building shape, porches and other projections; relationship of solids to voids in facades; proportion of facade openings; and relationship of materials, texture and color.</p> <p>(b) Site Treatment. Consideration shall be given to the following elements regarding appropriateness and compatibility with the area: setback and yards; lot coverage and outbuildings; parking; landscaping; outdoor space (e.g., patio, deck, or recreational area); walkway; fence or wall; refuse storage facility; lighting; and alleyscape. In addition, the following shall be considered:</p> <ol style="list-style-type: none">1. Where practical, significant site features should be respected and retained including, but not limited to, brick or stone walls, decorative stanchions, mature trees and existing landscaping features.2. Landscaping should include foundation plantings and appropriate grass or ground cover of yard areas. On corner lots, plantings are desirable along all portions of the foundation visible from the street.3. Front yard landscaping should include one tree of at least two and one-half inch caliper for every 50 feet of frontage or no less than one such tree per lot.4. Paved surfaces (e.g., concrete, brick, or stone) should be provided to accommodate pedestrian travel		<p>and associated design guidelines. Existing guidelines that were duplicative of or updated by the plan provisions were removed.</p>

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<p>from public walkways and parking areas to the building.</p> <p>5. On-site parking should be designed and executed so as to upgrade both the appearance of the property and pedestrian and vehicular traffic safety in the immediate neighborhood.</p> <p>6. New curb cuts should not be constructed for properties that have access from an alley or other existing route or where characteristically inappropriate.</p> <p>7. Lights used to illuminate a parking lot should be selected and arranged so as to direct and reflect the light away from any adjacent property or public way.</p> <p>(c) Building. A new building or any addition or alteration to an existing building shall be compatible and appropriate with its own integrity and with that of surrounding contributing buildings, public ways, and places to which it is visually related in terms of: platform; body (e.g., shape, size, proportions, stories, or projections); roofs (e.g., cornice/eaves, dormers, or chimneys); porches; doors and entryways; fenestration; materials; ornamentation, trim and detailing; and other elements such as storm or screen doors and windows, skylights, awnings, mechanical equipment, mailboxes, and colors. In addition the following shall be considered:</p> <p>1. Elements of a non-habitable building, including, but not limited to, a garage, utility shed, porch, or exterior stair, should be compatible and/or consistent with the existing streetscape. A porch, including its roof and balustrade, should be in keeping with the residential character of the area.</p> <p>2. Building appurtenances and projections, including, but not limited to, a porch, stoop, bow or bay window, awning, exterior stair, light fixture, or signage, should be in scale with the total composition of the building itself and the character of the area.</p> <p>3. Generally an addition should meet the same guidelines as new construction, but should respond specifically to the building of which it is a part. An addition should not overpower the original building and should be added in an unobtrusive way. The</p>		

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<p>connection of the addition to the original building should be designed so that it does not detract from either.</p> <p>4. Nothing in these guidelines is intended to constrain handicapped accessibility. All lifts or ramps shall be designed with sensitivity to the building's design.</p>		
<p>3372.521 - Supplemental parking requirements.</p> <p>A. No parking or maneuvering shall be permitted in any required side yard or required landscaped area or between any building and any public street.</p> <p>B. Each parking space shall be no less than eight feet wide and 18 feet long.</p> <p>C. Stacked parking shall be allowed provided that no parking space is blocked by more than one other parking space, except when C.C. 3372.564(C) applies.</p> <p>D. Paving and striping shall delineate parking spaces by width and length to identify legal parking spaces.</p> <p>E. Each parking area shall be separated from any required yard or landscaped area by a continuous eight-inch high curb or other permanent barrier such as bollards or a wall. The barrier shall prohibit vehicular access but may allow for stormwater drainage and pedestrian access, including wheelchair and handicapped.</p>	<p>Page 43:</p> <p>Land Use Plan</p> <p>No double stacking in areas recommended for Lower Intensity Residential, double stacking allowed in areas recommended for Medium Intensity Residential, triple stacking allowed in areas recommendation in areas recommended for Higher Intensity Residential.</p>	<p>Supplemental Parking Requirements</p> <p>A. No parking or maneuvering shall be permitted in any required side yard or required landscaped area or between any building and any public street.</p> <p>B. Each parking space shall be no less than eight (8) feet wide and eighteen (18) feet long.</p> <p>C. Stacked parking shall be allowed provided that no parking space is blocked by more than one (1) other parking space, except when C.C. 3372.564(C) applies.</p> <p>D. Paving and striping shall delineate parking spaces by width and length to identify legal parking spaces.</p> <p>E. Each parking area shall be separated from any required yard or landscaped area by a continuous eight-inch high curb or other permanent barrier such as bollards or a wall. The barrier shall prohibit vehicular access but may allow for stormwater drainage and pedestrian access, including wheelchair and handicapped.</p>
<p>3372.509 - Parking variance.</p> <p>A property owner who suffers an involuntary destruction of 50 percent or more of a building not original to the lot may suffer a hardship that supports a variance to the parking requirement for a replacement building. Involuntary destruction means destruction due to fire, earthquake or other natural disaster, but not due to demolition by neglect or other act or omission by the owner. In the event the hardship is established, a variance for new construction of a replacement building that allows either a floor area equal to that of the destroyed building or as determined by a maximum floor area ratio of eight-tenths, whichever is less, and provides the maximum number of parking spaces the lot can accommodate, shall be deemed to meet the objectives of this subchapter.</p>	<p>N/A</p>	<p>Parking Variance</p> <p>A property owner who suffers an involuntary destruction of fifty percent (50%) or more of a building not original to the lot may suffer a hardship that supports a variance to the parking requirement for a replacement building. Involuntary destruction means destruction due to fire, earthquake or other natural disaster, but not due to demolition by neglect or other act or omission by the owner. In the event the hardship is established, a variance for new construction of a replacement building that allows either a floor area equal to that of the destroyed building or as determined by a maximum floor area ratio of eight-tenths, whichever is less, and provides the maximum number of parking spaces the lot can accommodate, shall be deemed to meet the objectives of this subchapter.</p> <p>Comments: No change to text</p>

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<p>3372.510 - Exemption of parking space loss due to refuse storage requirement.</p> <p>A. Any owner of property zoned apartment-residential and of residential use in the university area who provides a refuse storage receptacle or cubic yard container (dumpster) as required by Title 13 C.C. and thereby loses one or more existing, required parking spaces will be exempt from the necessity of replacing such lost space if on or before January 1, 1995, the owner notifies the director by affidavit of his name, the property's address, the number of legal parking spaces lost due to compliance with C.C. 1303.12, and the number of legal parking spaces remaining. Said document shall be retained in the department for future reference in a manner similar to board of zoning adjustment's variance retention files.</p> <p>B. This exemption shall be valid only for so long as: a sufficient refuse storage receptacle or cubic yard container is provided on site; there is no new construction of habitable floor area of 200 square feet or more; and there is no change of use in or upon said premises.</p>	N/A	<p>Exemption of parking space loss due to refuse storage requirement</p> <p>A. Any owner of property zoned apartment-residential and of residential use in the university area who provides a refuse storage receptacle or cubic yard container (dumpster) as required by Title 13 C.C. and thereby loses one or more existing, required parking spaces will be exempt from the necessity of replacing such lost space if on or before January 1, 1995, the owner notifies the director by affidavit of his name, the property's address, the number of legal parking spaces lost due to compliance with C.C. 1303.12, and the number of legal parking spaces remaining. Said document shall be retained in the department for future reference in a manner similar to board of zoning adjustment's variance retention files.</p> <p>B. This exemption shall be valid only for so long as: a sufficient refuse storage receptacle or cubic yard container is provided on site; there is no new construction of habitable floor area of two hundred (200) square feet or more; and there is no change of use in or upon said premises.</p> <p>Comments: No change to text</p>
Regulations for R2-F and R-4 Residential Districts		
<p>3372.542 - Maximum lot coverage.</p> <p>A building including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than 25 percent of the lot area.</p>	N/A	<p>Maximum Lot Coverage</p> <p>A building including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than twenty-five percent (25%) of the lot area.</p> <p>Comments: No change to text</p>
<p>3372.543 - Building lines.</p> <p>A. Minimum Setback. The minimum distance from any building to the street right-of-way line shall be as established in the underlying zoning district, except where a building is to be erected or extended on the subject lot and there are other buildings within the block; then the building line shall be established by averaging the setbacks of the nearest building on each side of the subject lot.</p> <p>B. Maximum Setback. No building shall be farther from the front property line than a distance equal to 110 percent of the minimum setback.</p>	<p>Page 64:</p> <p>Setback and Site Design</p> <p>The setback for residential buildings should be between 10 feet and 30 feet, however this may be varied to match the predominate setback of buildings on the block (this guideline is not recommended to be applicable to residential uses within Regional Mixed Use corridors).</p>	<p>Building Lines</p> <p>A. Minimum Setback:</p> <p>The minimum distance from any building to the street right-of-way line shall be as established in the underlying zoning district, except where a building is to be erected or extended on the subject lot and there are other buildings within the block; then the building line shall be established by averaging the setbacks of the nearest building on each side of the subject lot.</p>

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		<p>B. Maximum Setback:</p> <p>No building shall be farther from the front property line than a distance equal to one hundred and ten percent (110%) of the minimum setback.</p> <p>Comments: No change to text</p>
<p>3372.544 - Maximum floor area.</p> <p>The maximum total calculated floor area permitted on any lot shall be no greater than that determined by a 0.40 floor area ratio.</p>	<p>Page 43:</p> <p>Land Use Plan</p> <p>FAR of 0.4 for areas recommended for Lower Intensity Residential, FAR of 0.6 for areas recommended for Medium Intensity Residential, and FAR of 0.6, plus the potential for bonus FAR for areas recommended for Higher Intensity Residential.</p>	<p>Maximum Floor Area Ratio (FAR)</p> <p>The maximum total calculated floor area permitted on any lot shall be no greater than that determined by a 0.40 floor area ratio (FAR).</p> <p>Comments: No change to text</p>
<p>3372.545 - Height.</p> <p>A. Other than a chimney, no portion of a building shall be higher than 35 feet from the finished grade line of the lot.</p> <p>B. The majority of the front principal cornice/eave of a building shall be at a height within ten percent of the average cornice/eave height, as defined in C.C. 3372.502(A). Calculations shall be certified by an Ohio registered architect, engineer or surveyor.</p>	<p>Page 43:</p> <p>Land Use Plan</p> <p>Building height recommendation is residential areas is 35 ft for Lower Intensity Residential and Medium Intensity Residential, and 45 ft for Higher Intensity Residential.</p>	<p>Height</p> <p>A. Other than a chimney, no portion of a building shall be higher than thirty-five (35) feet from the finished grade line of the lot.</p> <p>B. The majority of the front principal cornice/eave of a building shall be at a height within ten percent (10%) of the average cornice/eave height, as defined in C.C. 3372.502(A). Calculations shall be certified by an Ohio registered architect, engineer or surveyor.</p> <p>Comments: No change to text</p>
Regulations for Apartment-Residential Districts		
<p>3372.561 - Density.</p> <p>A. The number of dwelling units permitted on any lot or parcel shall not exceed one dwelling unit for each 700 square feet of lot area.</p> <p>B. Any new use of a residence requiring a rooming house license shall house no more than one occupant for each 400 square feet of lot area.</p>	<p>Page 43:</p> <p>Land Use Plan</p> <p>FAR recommendations</p>	<p>Density</p> <p>A. The number of dwelling units permitted on any lot or parcel shall not exceed one dwelling unit for each seven hundred (700) square feet of lot area.</p> <p>B. Any new use of a residence requiring a rooming house license shall house no more than one occupant for each four hundred (400) square feet of lot area.</p>

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		Comments: No change to text
<p>3372.562 - Landscaped area and treatment.</p> <p>A. To maximize the amount of landscaped area, any area not used for building, required parking, required driveway or maneuvering area, refuse storage and access area, pedestrian walkway, patio, deck, porch, bicycle storage, or for the placement of utility or mechanical equipment, shall be planted with grass and/or other live vegetation, including at least five percent of the lot area so planted and located behind the most rear portion of the principal residential building(s).</p> <p>B. A shade tree of no less than two and one-half inch caliper shall be planted in the rear yard for up to ten parking spaces provided. An additional such tree shall be planted for each additional ten or fewer parking spaces provided.</p> <p>C. The proposed removal of a tree ten inch caliper or greater, within the proposed building footprint or required parking area, shall be reviewed by the review board so alternative design options that retain the tree can be explored. Each tree of ten inch caliper or greater that is not located in the proposed building footprint or required parking area, shall be retained. However, after consultation with the city forester, the director may determine it is in the best public interest such tree be removed. The removal of any tree ten inch caliper or greater requires the planting of two shade trees, no less than two and one-half inch caliper each, on the lot. These replacement trees are in addition to the requirements of C.C. 3372.562(B).</p> <p>D. Landscaped areas and trees shall be maintained in a neat and healthy condition.</p>	<p>Page 43:</p> <p>Land Use Plan</p> <p>Twenty percent for areas recommended for Lower Intensity Residential, Twelve percent for areas recommended for Medium Intensity Residential, Eight percent for areas recommended for Higher Intensity Residential.</p>	<p>Landscaped Area and Treatment</p> <p>A. To maximize the amount of landscaped area, any area not used for building, required parking, required driveway or maneuvering area, refuse storage and access area, pedestrian walkway, patio, deck, porch, bicycle storage, or for the placement of utility or mechanical equipment, shall be planted with grass and/or other live vegetation, including at least five percent (5%) of the lot area so planted and located behind the most rear portion of the principal residential building(s).</p> <p>B. The proposed removal of a tree ten (10) inch caliper or greater, within the proposed building footprint or required parking area, shall be reviewed by the review board so alternative design options that retain the tree can be explored. Each tree of ten (10) inch caliper or greater that is not located in the proposed building footprint or required parking area, shall be retained. However, after consultation with the city forester, the director may determine it is in the best public interest such tree be removed. The removal of any tree ten (10) inch caliper or greater requires the planting of two shade trees, no less than two and one-half (2.5) inch caliper each, on the lot. These replacement trees are in addition to the requirements of C.C. 3372.562(B).</p> <p>Comments: Section updated to eliminate requirements addressed in CC 3321, General Site Development Standards.</p>
<p>3372.563 - Maximum lot coverage.</p> <p>A building or combination of buildings, including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than 30 percent of the lot area; however, an additional five percent of lot coverage shall be permitted conditioned upon all other requirements, including parking, landscaping and refuse storage having been accommodated.</p> <p>Exception: The substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, or a</p>	N/A	<p>Maximum Lot Coverage</p> <p>A. A building or combination of buildings, including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than thirty percent (30%) of the lot area.</p> <p>B. An additional five percent (5%) of lot coverage shall be permitted conditioned upon all other requirements, including parking, landscaping and refuse storage having been accommodated.</p>

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project replacing a noncontributing building not original to the lot shall cover no more than 40 percent of the lot area.		<p>Exception: The substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, or a project replacing a noncontributing building not original to the lot shall cover no more than forty percent (40%) of the lot area. (Ord. 2054-92.)</p> <p>Comments: No change to text</p>
<p>3372.564 - Parking.</p> <p>A. No more than 35 percent of any lot area shall be devoted to the parking and maneuvering of vehicles. Exception: An application permitted to exceed a floor area ratio of 0.66 shall be permitted a parking area greater than 35 percent of lot area, provided a layout is used that accommodates the required parking and maneuvering in the smallest area possible, as determined by the department of public service.</p> <p>B. Required parking spaces shall be provided as determined by utilizing the following formula:</p> <p>[total calculated floor area -</p> <p>(#d.u.* × 300)]</p> <p>_____ × .66 = minimum spaces required</p> <p>200</p> <p>Exception: For substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, required parking spaces shall be provided as determined by utilizing the following formula: (For the purposes of this formula, the total calculated floor area in excess of an amount determined by a 0.80 floor area ratio shall not be considered.)</p> <p>[total calculated floor area -</p> <p>(#d.u.* × 360)]</p> <p>_____ × .66 = minimum spaces required</p> <p>240</p> <p>*(#d.u. means the number of dwelling units)</p> <p>Exception to the formulas: Other than for a residence requiring a</p>	<p>Page 43:</p> <p>Land Use Plan</p> <p>Four spaces minimum and eight spaces maximum for areas recommended for Medium Intensity Residential and .75 spaces per bed for areas recommended for Higher Intensity Residential.</p>	<p>Parking</p> <p>A. No more than thirty-five percent (35%) of any lot area shall be devoted to the parking and maneuvering of vehicles.</p> <p>Exception: An application permitted to exceed a floor area ratio of 0.66 shall be permitted a parking area greater than thirty-five percent (35%) of lot area, provided a layout is used that accommodates the required parking and maneuvering in the smallest area possible, as determined by the department of public service.</p> <p>B. Required parking spaces shall be provided as determined by utilizing the following formula:</p> <p>$\frac{[Total\ Calculated\ Floor\ Area - (\#DU \times 300)]}{200} \times 0.66$ = Minimum Parking Spaces Required</p> <p>#DU is the number of dwelling units</p> <p>Exception: For substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, required parking spaces shall be provided as determined by utilizing the following formula:</p> <p>(For the purposes of this formula, the total calculated floor area in excess of an amount determined by a 0.80 floor area ratio shall not be considered.)</p> <p>$\frac{[Total\ Calculated\ Floor\ Area - (\#DU \times 300)]}{240} \times 0.66$ = Minimum Parking Spaces Required</p>

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<p>rooming house license, the total number of parking spaces required need never exceed the product of four parking spaces times the number of dwelling units.</p> <p>C. In addition to stacked parking two cars deep, stacked parking three -cars-deep shall also be permitted, but limited to a rate of one such occurrence for every five parking spaces required. Each such triple-stacked stall shall correspond to a dwelling unit of 1,000 square feet in calculated floor area or greater and shall be marked to indicate that dwelling unit.</p> <p>Example layout: Units A & B exceed 1,000 square feet 12 spaces required = two triple-stacked occurrences permitted</p> <p>D. Screening to a height no less than three feet above the parking lot grade and otherwise in compliance with Chapter 3312, Parking Lot Screening, shall only be required between a parking lot and a street right-of-way, except as in, Chapter 3321.05, Vision Clearance; or in the case of an apartment complex or multiple dwelling development, between its parking lot and an adjoining single-family or two-family use.</p>		<p>#DU is the number of dwelling units</p> <p>Exception to the formulas: Other than for a residence requiring a rooming house license, the total number of parking spaces required need never exceed the product of four parking spaces times the number of dwelling units.</p> <p>C. In addition to stacked parking two (2) cars deep, stacked parking three (3) cars deep shall also be permitted, but limited to a rate of one such occurrence for every five (5) parking spaces required. Each such triple-stacked stall shall correspond to a dwelling unit of 1,000 square feet in calculated floor area or greater and shall be marked to indicate that dwelling unit.</p> <p>Example layout: Units A & B exceed 1,000 square feet 12 spaces required = two triple-stacked occurrences permitted</p> <p>D. Screening to a height no less than three (3) feet above the parking lot grade and otherwise in compliance with Chapter _____, Parking Lot Screening, shall only be required between a parking lot and a street right-of-way, except as in, Chapter 3321.05, Vision Clearance; or in the case of an apartment complex or multiple dwelling development, between its parking lot and an adjoining single-family or two-family use.</p> <p>Comments: No change to text</p>
<p>3372.565 - Building lines.</p> <p>A. Front Setback.</p> <p>(1) Minimum Setback. The minimum distance from any building to the street right-of-way line shall be as established in the underlying zoning district, except where a building is to be erected or extended on the subject lot and there are other buildings within the block; then the building line shall be established by averaging the setbacks of the nearest building on each side of the subject lot.</p> <p>(2) Maximum Setback. No building shall be farther from the front</p>	<p>Page 64:</p> <p>Setback and Site Design</p> <p>The setback for residential buildings should be between 10 feet and 30 feet, however this may be varied to match the predominate setback of buildings on the block (this guideline is not recommended to be applicable to residential uses within Regional Mixed Use corridors).</p>	<p>Building Lines</p> <p>A. Front Setback.</p> <p>1. Minimum Setback.</p> <p>The minimum distance from any building to the street right-of-way line shall be as established in the underlying zoning district, except where a building is to be erected or extended on the subject lot and there are other buildings within the</p>

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property line than a distance equal to 110 percent of the minimum setback. B. Rear Setback. The minimum setback from the rear lot line shall be at least two feet. Exception: A dumpster shall require no setback from the rear or side lot line.		block; then the building line shall be established by averaging the setbacks of the nearest building on each side of the subject lot. 2. Maximum Setback. No building shall be farther from the front property line than a distance equal to one hundred and ten percent (110%) of the minimum setback. B. Rear Setback. The minimum setback from the rear lot line shall be at least two (2) feet. C. Exception: A dumpster shall require no setback from the rear or side lot line. Comments: No change to text
3372.566 - Building separation and size. A. No habitable building, defined as a space or combination of spaces enclosed by a common exterior perimeter wall and under a separate roof, shall be closer than ten feet to any other habitable building on the same lot. B. More than one building may be permitted on a lot. C. No building shall exceed 10,200 square feet of calculated floor area.	Page 43: Land Use Plan Setback and FAR recommendations	Building Separation and Size A. No habitable building, defined as a space or combination of spaces enclosed by a common exterior perimeter wall and under a separate roof, shall be closer than ten (10) feet to any other habitable building on the same lot. B. More than one building may be permitted on a lot. C. No building shall exceed 10,200 square feet of calculated floor area. Comments: No change to text
3372.567 - Maximum floor area. A. The maximum total calculated floor area permitted for any lot shall be the lesser of (1) and (2) below. (1) An amount determined by a floor area ratio of: (a) For substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use: - 0.80; - 0.60 in F.A.R. subarea 1 or 2; or - an amount equal to twice the floor area of the original building, whichever is less; (b) For a project that replaces a noncontributing building not original to the lot: - 0.80; - 0.60 in F.A.R. subarea 1 or 2;	Page 43: Land Use Plan FAR of 0.4 for areas recommended for Lower Intensity Residential, FAR of 0.6 for areas recommended for Medium Intensity Residential, and FAR of 0.6, plus a potential for bonus FAR for areas recommended for Higher Intensity Residential.	Maximum Floor Area Ratio (FAR) A. The maximum total calculated floor area ratio (FAR) permitted for any lot shall be the lesser of (1) and (2) below. 1. An amount determined by a floor area ratio of: a. For substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use: - 0.80; - 0.60 in Residential FAR subarea 1 or 2; or - an amount equal to twice the floor area of the original building, whichever is less; b. For a project that replaces a noncontributing building not original to the lot:

UDZO Matrix

University Area Planning Overlay (UAPO) (Existing)	University District Plan (UDP) Recommendation	Proposed University District Zoning Overlay (UDZO)
<p>(c) For all others:</p> <p>- 0.60;</p> <p>- 0.50 in F.A.R. subarea 1 or 2; or</p> <p>(2) An amount determined by multiplying the "square footage of an average lot" on that street times a floor area ratio that is twice that permitted for the subject lot as determined in (1) above. The "square footage of an average lot" shall be determined by adding the square footage of originally-platted lots of record having primary frontage on the same street and within 200 feet, including across rights-of-way, of each side of the subject lot, then dividing that sum by the total number of lots so summed.</p> <p>B. For the complete use of brick on all exterior walls and gables, excluding foundation, windows, and trim, new construction projects shall be permitted an additional floor area equal to ten percent of the allowable floor area ratio as determined in A above. The total calculated floor area permitted on a lot shall not exceed an amount as determined by a 0.80 floor area ratio.</p>		<p>- 0.80;</p> <p>- 0.60 in Residential FAR subarea 1 or 2;</p> <p>c. For all others:</p> <p>- 0.60;</p> <p>- 0.50 in Residential FAR subarea 1 or 2; or</p> <p>2. An amount determined by multiplying the "square footage of an average lot" on that street times a floor area ratio that is twice that permitted for the subject lot as determined in (1) above. The "square footage of an average lot" shall be determined by adding the square footage of originally-platted lots of record having primary frontage on the same street and within two hundred (200) feet, including across rights-of-way, of each side of the subject lot, then dividing that sum by the total number of lots so summed.</p> <p>B. For the complete use of brick on all exterior walls and gables, excluding foundation, windows, and trim, new construction projects shall be permitted an additional floor area equal to ten percent (10%) of the allowable floor area ratio as determined in A above. The total calculated floor area permitted on a lot shall not exceed an amount as determined by a 0.80 floor area ratio.</p> <p>Comments: No change to text</p>
<p>3372.568 - Height.</p> <p>A. The mean between the cornice/eave and the highest roof point of a building shall be no higher than 35 feet from the finished grade line of the lot. Other than a chimney, no portion of a building shall be higher than 40 feet from the finished grade line of the lot.</p> <p>B. The majority of the front principal cornice/eave of a building shall be either at a height between 17 to 23 feet above the finished grade line; or at a height within ten percent of the average cornice/eave height, as defined in C.C. 3372.502(A). Calculations shall be certified by an Ohio registered architect, engineer or surveyor.</p>	<p>Page 43:</p> <p>Land Use Plan</p> <p>UDP height recommendations</p>	<p>Height</p> <p>A. The mean between the cornice/eave and the highest roof point of a building shall be no higher than thirty-five (35) feet from the finished grade line of the lot. Other than a chimney, no portion of a building shall be higher than forty (40) feet from the finished grade line of the lot.</p> <p>B. The majority of the front principal cornice/eave of a building shall be either at a height between seventeen (17) to twenty-three (23) feet above the finished grade line; or at a height within ten percent (10%) of the average cornice/eave height, as defined in C.C. 3372.502(A). Calculations shall be certified by an Ohio registered architect, engineer or surveyor.</p> <p>Comments: No change to text</p>

UDZO Matrix

University Area Planning Overlay (UAPO) (Existing)	University District Plan (UDP) Recommendation	Proposed University District Zoning Overlay (UDZO)
<p>3372.569 - Refuse storage.</p> <p>Adequate refuse storage facilities shall be provided for each dwelling unit on a lot. These standards shall apply in addition to or in place of requirements in Chapter 1303. When a standard in Chapter 1303 conflicts with a standard in this chapter, the standard in Chapter 3372 shall govern.</p> <p>A. A refuse storage facility or dumpster shall be provided on-site and shall not be located in any front yard, required side yard, required landscaped area or required parking area.</p> <p>B. An area large enough to accommodate the required refuse storage facility or dumpster and access thereto shall be designated for each lot. A concrete pad shall be provided for each dumpster.</p> <p>C. Limited location waiver. The requirement for storing refuse on-site may be temporarily waived if, after consultation with the refuse division administrator, the director determines the following conditions are met: After such waiver is obtained, the originally designated refuse storage area may be landscaped provided it retains the capability to serve as an area for a refuse storage facility in the future. The director may cancel such waiver at any time for good cause or at the request of either property owner. Within 30 days of receipt of notice of cancellation, the owner of the property without a refuse storage facility on-site shall provide a refuse storage facility on-site in conformance with this subchapter.</p> <p>1. That required storage facilities will be provided for occupants' use on a lot no more than 30 feet from the subject lot;</p> <p>2. That there is sufficient storage capacity to accommodate both lots' requirements; and</p> <p>3. An affidavit of agreement executed by owners of both properties, serving as evidence of such arrangement, is submitted to the department.</p> <p>D. Screening of a dumpster is not required.</p>	<p>N/A</p>	<p>Refuse Storage</p> <p>Adequate refuse storage facilities shall be provided for each dwelling unit on a lot. These standards shall apply in addition to or in place of requirements in Chapter 1303. When a standard in Chapter 1303 conflicts with a standard in this chapter, the standard in Chapter 3372 shall govern.</p> <p>A. Limited location waiver.</p> <p>The requirement for storing refuse on-site may be temporarily waived if, after consultation with the refuse division administrator, the director determines the following conditions are met: After such waiver is obtained, the originally designated refuse storage area may be landscaped provided it retains the capability to serve as an area for a refuse storage facility in the future. The director may cancel such waiver at any time for good cause or at the request of either property owner. Within 30 days of receipt of notice of cancellation, the owner of the property without a refuse storage facility on-site shall provide a refuse storage facility on-site in conformance with this subchapter.</p> <p>1. That required storage facilities will be provided for occupants' use on a lot no more than thirty (30) feet from the subject lot;</p> <p>2. That there is sufficient storage capacity to accommodate both lots' requirements; and</p> <p>3. An affidavit of agreement executed by owners of both properties, serving as evidence of such arrangement, is submitted to the department.</p> <p>B. Screening of a dumpster is not required.</p> <p>Comments: section updated to eliminate requirements addressed in CC 3321, General Site Development Standards.</p>